



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: OCTOBER 13, 2014

ITEM NUMBER:

PH-1

SUBJECT: TWO-YEAR TIME EXTENSION FOR PLANNING APPLICATION PA- 07-18 AND VESTING TENTATIVE TRACT MAP VT-17207 FOR A 484-UNIT HIGH-RISE RESIDENTIAL DEVELOPMENT (SYMPHONY TOWERS) AT 585 AND 595 ANTON BOULEVARD AND PA-07-29 FOR A THREE-STORY PARKING STRUCTURE AT 531 ANTON BOULEVARD

DATE: OCTOBER 2, 2014

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MINOO ASHABI, PRINCIPAL PLANNER

FOR FURTHER INFORMATION CONTACT: MINOO ASHABI (714) 754-5610
Minoo.ashabi@costamesaca.gov

DESCRIPTION

A two-year time extension is requested for the following entitlements:

- Final Master Plan PA-07-18 and Vesting Tentative Tract Map VT-17207: (a) demolition of 17,529 square feet of existing restaurants, and (b) conversion of an unbuilt 300-room hotel entitlement to facilitate the construction of a maximum of 484 residential condominiums within a 26-story and 16-story high-rise building, two six-level parking structures containing a total of 1040 parking spaces, and an additional 6,000 square feet of ancillary retail located at 585 and 595 Anton Boulevard.
- Final Master Plan for three-level parking structure (total 342 parking spaces) at South Coast Metro Center, located at 351 Anton Boulevard in a PDC zone and Minor Conditional Use Permit for a deviation from shared parking requirements and maximum number of compact parking requirements.

APPLICANT

The applicant and agent of property owner is Wilson Meany.

RECOMMENDATION

Approve the two-year time extension to be valid to October 8, 2016 by adoption of resolution.

BACKGROUND

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

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

Preliminary master plan PA-05-47 was approved for the Symphony Towers High-Rise Residential project in 2006. The original proposal involved construction of two high-rise residential buildings and two mid-rise buildings. A final master plan (PA-07-18) was submitted in 2007 that modified the proposal to development of a 26-story and 16-story high-rise buildings with no midrise structures.

PA-07-18 (585 and 595 Anton Boulevard)

The project is described as follows:

- Tower One - is a 26-story high-rise residential building with 238 units (1, 2, and 3 bedrooms). Average unit sizes range from approximately 1,300 to 2,200 sq.ft. units. The luxury penthouse units are greater than 3,000 sq.ft. in size and located on the 24th to 26th floors of the high-rise building.

A six-level parking structure containing 515 parking spaces will be provided for this tower. The landscaped amenity deck on the sixth level of the parking structure consists of a swimming pool, sundeck, outdoor showers, and landscaped terraces with groundcover and low-lying planting. Recreational amenity rooms which may include a spa, indoor fitness facilities, and other service-oriented rooms are located on the sixth level of the building, adjacent to the six-level amenity deck.

- Tower Two - is a 16-story high-rise residential building with 246 units. Average unit sizes range from approximately 1,800 sq.ft. to about 2,800 sq.ft. Six penthouse units greater than 3,000 sq.ft. are located on the 16th floor. This tower includes a 6,000 sq.ft. ancillary retail use on the first floor. Employee parking for the retail area is provided in the parking structure, and proposed commercial uses include cafe, sandwich shop, periodical store, dry-cleaning services, and other guest-related, service-oriented amenities.

The six-level parking structure will contain 535 parking spaces. Shared parking does not occur between the two towers. The landscaped amenity deck on the upper level of the parking structure is similar to the green deck in Tower II.

The project was proposed as a condominium development and included a vesting tentative tract map.

This development proposal would result in removal of all on-site surface parking, which a portion was available for joint use by the office complex to the south owned by another entity. As a condition of approval of Symphony Towers project, the applicant was required to obtain approval for construction of a parking structure at 531 Anton Boulevard (PA-29) discussed below.

PA-07-18 and Vesting Tentative Tract Map 17207 (585 and 595 Anton Boulevard)

The Symphony Towers project included a vesting tentative tract that are typically approved for two year and would have expired on October 8, 2009. However, the following Senate Bills allowed time extensions of the maps for additional seven years. Therefore, the original approval from October 8, 2007, would expire on October 8, 2014.

- SB 1185 – passed in July 2008 allowed a one-year time extension
- AB 333 – passed in July 2009, allowed an additional two-year time extension
- AB 208 – passed in July 2011, allowed an additional two-year time extension
- AB 116 – passed in July 2013, allowed an additional two-year time extension

PA-07-29 (531 Anton Boulevard)

The parking structure site is located at 531 Anton Boulevard, just south and east of existing parking structures. The parking site is within a larger project site owned by RREEF America / REIT II Corporation, which includes three 12-story office buildings, 24-hour Fitness Health Club, two restaurant buildings, and a 4,000 square foot retail center. The two vacant restaurant buildings totaling 17,529 square feet are proposed to be demolished to accommodate the Symphony Towers high-rise residential project.

On January 14, 2008, Planning Commission approved the Final Master Plan PA-07-29 for the replacement parking structure. On January 12, 2009, Planning Commission approved a one-year time extension for PA-07-29 through January 14, 2010. Later that year, a time extensions was approved on October 12, 2009, that extended the approval until October 8, 2012 to coincide with the approval of the Symphony Towers project at the time. Since then the Symphony Towers project was allowed a two-year time extension by AB 116, which is also applicable to the parking structure entitlements. Both master plans are expiring on October 8, 2014.

GENERAL PLAN CONFORMANCE

The approved developments were in conformance with the goals and policies of the General Plan with regards to development north of 405 freeway in that:

ENVIRONMENTAL DETERMINATION

Final Program EIR No. 1052 was prepared in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the City of Costa Mesa Environmental Guidelines. Council certified the Program EIR on November 21,

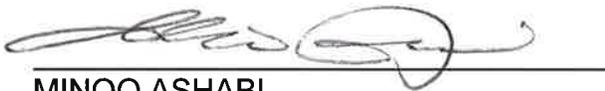
2006 by adoption of Resolution No. 06-93. The proposed time extension is within the scope of the EIR analysis. No further analysis is required.

ALTERNATIVES

1. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, should the Planning Commission choose to do so, staff will return with a revised resolution incorporating new findings and/or conditions.
2. Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, Planning Commission must deny the application and provide facts in support of denial to be included in the attached draft resolution for denial. If the project were denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

Since approval of the high-rise towers in North Costa Mesa Specific Plan, there has been a recession in the housing market followed by a change in the type of residential development. Most recent development are mid-rise housing projects with podium parking structures. The applicant is interested to retain the original approval of the towers and the parking structure that is a condition of approval of the towers for another two years so that both options are available for development.



MINOO ASHABI
Principal Planner



CLAIRE FLYNN, AICP
Assistant Director of Development Services

- Attachments:
1. Draft Planning Commission Resolution and Exhibits
 2. Vicinity Map
 3. PA-07-18 Staff Report
 4. PA-07-29 Staff report

- Distribution:
- Director of Economic & Development Services/Deputy CEO
 - Assistant Development Services Director
 - Interim Assistant Development Services Director
 - Senior Deputy City Attorney
 - Public Services Director
 - City Engineer
 - Transportation Services Manager
 - Fire Protection Analyst
 - Staff (6)
 - File (2)

Alan Hyden
Wilson Meany
Four Embarcadero Center, Suite 3330
San Francisco, CA 94111

George Sakioka
14850 Sunflower Avenue
Santa Ana, CA 92707

RREEF Management L.L.C.
Deutsche Asset & Wealth Management
535 Anton Blvd, Suite 200
Costa Mesa, CA 92626

RESOLUTION NO. PC-14-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING TWO-YEAR TIME EXTENSION FOR PLANNING APPLICATION PA-07-18 AND VESTING TENTATIVE TRACT MAP 17207 FOR DEVELOPMENT OF 484 HIGH RISE UNITS AT 585 AND 595 ANTON BOULEVARD AND PA-07-29, A MASTER PLAN AND A MINOR CONDITIONAL USE PERMIT, FOR CONSTRUCTION OF A THREE-STORY PARKING STRUCTURE CONTAINING 342 SPACES AND 34 COMPACT PARKING SPACES AT 531 ANTON BOULEVARD

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

WHEREAS, an application was filed by Wilson Meany on behalf of George Sakioka and RREEF America REIT II Corp. for a two-year time extension of Planning Application PA-07-18 and Vesting Tentative Tract Map 17207 for Symphony Towers with 484- units at 585 and 595 Anton Boulevard and Planning Application PA-07-29 for a three-story parking structure located at 531 Anton Boulevard;

WHEREAS, the proposed time extensions are related to the following:

- (1) Final Master Plan PA-07-18 and Vesting Tentative Tract Map 17207 for a) demolition of 17,529 square feet of existing restaurants, and (b) conversion of an unbuilt 300-room hotel entitlement to facilitate the construction of a maximum of 484 residential condominiums within a 26-story and 16-story high-rise building, two six-level parking structures containing a total of 1040 parking spaces, and an additional 6,000 square feet of ancillary retail located at 585 and 595 Anton Boulevard.
- (2) Final Master Plan PA-07-29 for a three-level parking structure (total 342 parking spaces) and a Minor Conditional Use Permit for a deviation from shared parking requirements and the maximum 10 percent compact parking provision for 34 compact parking spaces;

WHEREAS, the Planning Commission approved Planning Applications PA-07-18 and PA-07-29 on January 14, 2008 and October 8, 2007 by adoption of Resolution Nos. PC-08-03 and PC-07-74 which is attached hereto as Exhibit "1" and Exhibit "2";

WHEREAS, the applicant will implement the project with development of the Symphony Towers project;

WHEREAS, the Planning Commission approved a one-year time extension until January 14, 2010 for the Planning Application PA-07-29 and a subsequent time extension in October 2010 that extended the approval until October 8, 2012 to coincide with the timing for Symphony Towers entitlement (PA-07-18);

WHEREAS, the entitlement for Symphony Towers (PA-07-18) and Vesting Tentative Tract Map was subject to automatic extensions granted by multiple state bills that extended the approval until October 8, 2014;

WHEREAS, the applicant requests approval of a two-year time extension to coincide the approval of the parking structure with the Symphony Towers project until **October 8, 2016**;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 13, 2014, to allow for public comments on the proposed time extension and with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, Final Program EIR No. 1052 was prepared in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines. The Final Program EIR analyzed the Symphony Towers high-rise residential project along with four other development projects. Council certified the Program EIR on November 21, 2006. The proposed time extension is within the scope of the Program EIR analysis;

WHEREAS, the time extension does not change the previously-adopted findings and conditions of approval for Planning Applications PA-07-18, Vesting Tentative Tract Map 17207 and PA-07-29, as specified in Exhibits "A" and "B", respectively, of Resolution No. PC-08-03 and PC-07-74. These findings and conditions of approval in their entirety are still applicable to the proposed project. In addition, the mitigation monitoring program as outlined in the Program EIR is also still applicable to the proposed project;

BE IT RESOLVED that the Planning Commission hereby **APPROVES** a two-year time extension for the time period until **October 8, 2014** for Final Master Plan PA-07-18, Vesting Tentative Tract Map 17207 and Final Master Plan PA-07-29 and Minor Conditional Use Permit with respect to the properties described above.

BE IT FURTHER RESOLVED that the Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff reports for Planning Applications PA-07-18 and PA-07-29. This action is also based on the evidence in the record and findings and subject to applicant's compliance with each and all conditions of approval, as specified in Resolutions No. PC-08-03 and 07-74.

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.

PASSED AND ADOPTED this 13th day of October, 2014.

Jim Fitzpatrick, Chair
Chair, Costa Mesa Planning Commission

RESOLUTION NO. PC-08-03**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA, APPROVING PLANNING APPLICATION PA-07-29, INCLUDING FINAL MASTER PLAN AND MINOR CONDITIONAL USE PERMIT RELATED TO PARKING REQUIREMENTS, FOR SYMPHONY TOWERS PARKING STRUCTURE B AT 531 ANTON BOULEVARD IN A PDC ZONE.**

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

WHEREAS, Planning Application PA-07-29 was filed by Patrick Tooley of Wilson Meany Sullivan, authorized agent for property owners RREEF America and REITT II Corporation, for the Symphony Towers High-Rise Residential Project at 531 Anton Boulevard in Area 6, South Coast Metro Center, of the North Costa Mesa Specific Plan;

WHEREAS, the proposed project involves the following: (1) final master plan for a three-level parking structure (total 342 parking spaces) at South Coast Metro Center at 531 Anton Boulevard; and (2) minor conditional use permit for a deviation from shared parking requirements and also for the provision of a maximum 10 percent of compact parking (34 compact spaces) in the new structure;

WHEREAS, City Council approved preliminary master plan PA-98-77 for the South Coast Metro Center in April, 1999. The preliminary plan consisted of two restaurants, a health club, 200-room hotel, and a minor conditional use permit to deviate from shared parking requirements;

WHEREAS, the City Council approved preliminary master plan PA-05-47 for the Symphony Towers in January 2007. The preliminary master plan establishes a high-rise residential development option that complies with total number of residential units and non-residential building square footage, floor area ratio, and trip budget maximums identified for this sub-area in Area 6 of the North Costa Mesa Specific Plan, as amended per SP-06-02.

WHEREAS, preliminary master plan PA-05-47 identified the project site at 531 Anton Boulevard for a future parking structure. Therefore, Parking Structure B is considered a final master plan component of the original preliminary master plan PA-05-47;

WHEREAS, Planning Commission approved final master plan PA-07-18 for the Symphony Towers high-rise residential project on October 8, 2007. The final master plan consists of a maximum of 484 residential condominiums within a 26-story (Tower I) and 16-story high-rise building (Tower II), two six-level parking structures containing a total of 1,040 parking stalls, and an additional 6,000 sq.ft. of ancillary retail in Tower II.

WHEREAS, Final Program EIR No. 1052 for the North Costa Mesa High-Rise Residential projects considered all environmental impacts of the proposed project and a reasonable range of alternatives, and the Final EIR was found by the City Council to be complete and adequate and in full compliance with all requirements of CEQA, the CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines;

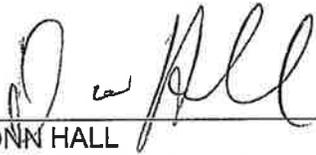
WHEREAS, the City Council certified Final Program EIR No. 1052 for the North Costa Mesa High-Rise Residential projects, inclusive of the proposed Symphony Towers project, by adoption of Resolution No. 06-94 on November 21, 2006;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 14, 2008 with all persons having been given the opportunity to be heard both for and against the proposed project;

NOW, THEREFORE, BE IT RESOLVED that based on the evidence in the record, the findings contained in Exhibit" A", and subject to conditions of approvals contained in Exhibits "B", the Planning Commission hereby **APPROVES** final master plan PA-07-29 for Parking Structure B with respect to the property described above.

BE IT FURTHER RESOLVED that the Planning Commission finds and determines that its approval of final master plan PA-07-29 is expressly predicated upon applicants' compliance with each and all conditions of approvals contained in Exhibit "B" as well as all applicable federal, state, and local laws.

PASSED AND ADOPTED this 14 th day of January, 2008



DONN HALL
Chair, Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

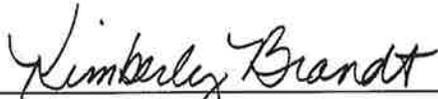
I, Kimberly Brandt, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on January 14, 2008, by the following votes:

AYES: COMMISSIONERS HALL, FISLER, CLARK, EGAN, RIGHEIMER

NOES: COMMISSIONERS NONE

ABSENT: COMMISSIONERS NONE

ABSTAIN: COMMISSIONERS NONE



Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS

- A. Pursuant to Section 13-29(g)(5) of the Municipal Code, Planning Application PA-07-29, including final master plan and minor conditional use permit, meets the broader goals of the 2000 General Plan and North Costa Mesa Specific Plan by exhibiting excellence in design, site planning, integration of uses and structures, and protection of the integrity of neighboring development. The proposed Parking Structure B (342 parking stalls, inclusive of 34 compact parking spaces) is consistent with the approval of preliminary master plan PA-05-47 by the City Council in January, 2007 for the Symphony Towers project. Parking Structure B will replace parking for those parking spaces displaced for the commercial uses due to the construction of the high-rise residential project.
- B. The proposed project is in conformance with the General Plan, North Costa Mesa Specific Plan, and Zoning Code. The NCMSP allows building heights ranging from 180 feet and up to 306 feet above grade level. The proposed 27-foot high, three-level parking structure is well below this height limit and is similar in height, scale, and design to the other parking structures at South Coast Metro Center. The concrete walls and columns of the new structure will be finished and painted to match existing structures. The 6" x 42" high concrete parapet will also be painted to match the parapets of the other structures.
- C. Pursuant to Section 13-29(g)(2) of the Municipal Code, the approval of the minor conditional use permit to allow a deviation from shared parking requirements and a maximum 10 percent of compact parking spaces is justified because:
- (1) Parking Structure B is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area. Specifically, an updated 2007 Shared Parking Study prepared by Linscott, Law, and Greenspan concluded that peak parking demand for the South Coast Metro Center development would be 2,263 parking spaces. The proposed parking supply, with the inclusion of Parking Structure B, would be 2,389 parking spaces. Thus, the proposed supply would more than sufficiently accommodate the parking demand for South Coast Metro Center once the construction of the Symphony Towers project is completed.
 - (2) Granting the minor conditional use permit will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.
 - (3) Granting the minor conditional use permit will not allow a use, density, or intensity which is not in accordance with the Urban Center Commercial General Plan designation or the North Costa Mesa Specific Plan.
- D. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures. Final Environmental Impact Report (EIR) No. 1052 was prepared for the final master plan,

pursuant to the California Environmental Quality Act. Although the proposed project could have a significant effect on the environment, mitigation measures have been included as conditions of approval that reduce impacts to the fullest extent reasonable and practicable.

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

CONDITIONS OF APPROVAL

- Plng. 1. Final master plan PA-07-29 for Parking Structure B shall comply with the conditions of approval, code requirements, and mitigation measures of Final EIR No. 1052 for this project and as listed in the Mitigation Monitoring Program for the Symphony Towers Master Plan PA-07-18/VT-17207. The conditions of approval and code requirements for PA-07-29 shall be blueprinted on the page following or containing the site plan.
2. Since the mitigation measures from Final EIR #1052 are referenced as conditions of approval, if any of these conditions are removed, the City Council must make a finding that the project will not result in significant environmental impacts, that the condition(s) are within the responsibility and jurisdiction of another public agency, or that specific economic, social, or other considerations make the mitigation measures infeasible.
3. Developer shall submit a final landscape plan to the Planning Division for approval prior to issuance of building permits. The landscaping shall consist of tall-growing canopy trees, with a tree size mix as follows: One tree for every 100 sq.ft. of perimeter landscape area (30% 15 gallon trees, 50% 24-inch box trees, and 20% 36'inch or greater box trees). Eucalyptus trees (or other approved tree type) shall be planted around the north, south, and west elevation of the proposed Parking Structure B. Creeping fig, or some other quick growing, clinging vine, shall be planted on the north elevation.
4. DELETED
5. The final Parking Management Plan shall be approved by the Development Services Director and Transportation Manager prior to issuance of building permits. Developer shall not reduce the amount of parking supply as shown in the approved parking structure plan or increase the amount of compact parking spaces, unless new applications for a minor conditional use permit or a variance are submitted and approved. It shall be noted that, unless the Lakes Pavilions is demolished, the parking arrangement shall be adjusted as applicable to provide for the Lakes Pavilions off-site parking not to exceed 35 spaces either in the proposed structures at the Symphony Towers site or elsewhere in the South Coast Metro Center property, to the satisfaction of the Development Services Director.
6. 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 residential communities through specified measures, such as construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes.
7. 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.

8. The subject property's ultimate finished grade level may not be filled/raised in excess of 30" above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable onsite storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official and City Engineer prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of the subject property shall preserve or improve the existing pattern of drainage on abutting properties.
 9. The developer shall contact the Planning Division to arrange for an inspection of the site prior to the final inspections. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 10. Nighttime lighting shall be minimized to provide adequate security to the satisfaction of the Development Services Director. Developer shall minimize the number and height of light standards on the third level of the parking structure to the fullest extent possible and consider lighted podiums or recessed light panels as alternative lighting sources to traditional light standards. Any lighting under the control of the developer shall be directed in such a manner so as to not unreasonably interfere with the quiet enjoyment of future on-site sensitive uses within the Symphony Towers.
 11. Developer shall submit any minor amendments to the final master plan to the Development Services Director for review and approval prior to submission of working plans/drawings for plan check. In addition to the minor amendments described in Section 13-28 (g) (3) of the Municipal Code, architectural design revisions are considered minor amendments.
 12. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). With the exception of back-flow prevention devices, ground-mounted equipment shall not be located in any landscaped setback visible from the street and shall be screened from view, under the direction of Planning Staff. The mechanical screens shall be designed to be of the same materials and architecturally compatible with the buildings.
- Eng.
13. Developer shall maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.
 14. Developer shall 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. Cross lot drainage shall not occur unless the property owners involved are in agreement that cross lot drainage is acceptable. Construction access approval must be

obtained prior to building of engineering permits being issued by the City of Costa mesa. Pay off-site plan check fee per Section 13-29(2)(b) of the Costa Mesa Municipal code and an approved off-site plan shall be required prior to issuance of engineering permits.

15. Developer shall fulfill the drainage ordinance fee requirements of the Costa Mesa Municipal Code Section 15-65 prior to issuance of building permits.
16. Developer shall fulfill the City of Costa Mesa's Drainage Ordinance No. 06-19 requirements prior to approval of the final map/approval of plans.
17. 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 of the property. Private lateral connections to the City's storm drains will require a Hold Harmless Agreement prior to issuance of a permit.

Transp.

18. Developer shall submit a detailed plan for each parking level which identifies circulation within existing parking structure and any internal circulation between structures prior to issuance of building permits.
19. Developer shall identify ramp slopes within the parking structure and comply with the City's ramp slope standards. Ramps with parking shall not exceed 5 percent slope.
20. Developer shall dedicate an access easement to the Orange County Flood Control District (OCFCD) for access and maintenance of the existing adjacent flood control channel. Coordination with the OCFDC for location and size of access easement is required, as well as coordination with the Orange County Transportation Authority, as needed. Please contact Kory Hariri, P.E., OCTA, at 714-560-5436.

Building

21. Developer shall submit a soils report for this project prior to issuance of grading permits. One boring shall be at least 15'0" deep. Soils report recommendations shall be blueprinted on the plans.
22. Developer shall submit grading and drainage plans for this project. Erosion control plan and implementation measures shall also be submitted prior to issuance of a grading permit.

Fire

23. Any required fire hydrant shall be installed and operable prior to the initiation of combustible construction.
24. Developer shall work with the Fire Department to ensure adequate emergency access to the parking structure.

Police

25. Developer shall work with the Police Department in implementing security recommendations to the maximum extent feasible.

CODE REQUIREMENTS

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

- Plng.
1. Approval of the final master plan shall be for a period of one year, unless the applicant applies for and is granted an extension of time for the final master plan.
 2. Driveway ramp slopes shall comply with the standards contained in the City's parking ordinance.
 3. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division. (Roof-mounted equipment enclosed in the mechanical penthouse is permitted as part of the approval of the final master plan.)
 4. The CC&Rs shall include a provision as to use and maintenance of all guest parking spaces, driveways, landscape easements, and common open space areas.
 5. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and final releases will not be granted until all such licenses have been obtained.
 6. Development shall comply with all requirements of the North Costa Mesa Specific Plan relating to development standards, maximum building square footage, height, etc. for the South Coast Metro Center property.
 7. All on-site utility services shall be installed underground.
 8. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation vault, wall cabinet, or wall box under the direction of the Planning Division.
 9. Prior to the issuance of grading permits, the developer shall submit a Lighting Plan for the approval of the City's Development Services Department. The Lighting Plan shall demonstrate compliance with the following:
 - The mounting height of lights shall not exceed 3 feet in any location on the project site;
 - All site lighting fixtures shall be provided with a flat glass lens. Photometric calculations shall indicate the effect of the flat glass lens fixture efficiency;
 - Lighting design and layout shall limit spill light to no more than 0.5 foot-candle at the curb line of the surrounding neighbors, consistent with the level of lighting that is determined necessary for safety and security purposes on site.

10. Five (5) sets of detailed landscape and irrigation plans shall be required as part of the project plan check review and approval process. Three (3) sets shall be provided to the representative water agency and two (2) set shall be submitted to the Planning Division for review. Plans shall be approved by the water agency with two (2) approved sets forwarded by the applicant to the Planning Division for final approval prior to issuance of building permits.
11. Two (2) sets of landscape and irrigation plans, approved by both the water agency **and** the Planning Division, shall be attached to two of the final building plan sets.
12. Landscape and irrigation plans shall meet the requirements set forth in Costa Mesa Municipal Code Sections 13-103 through 13-108 as well as irrigation requirements set forth by the water agency. Consult with the representative water agency. Mesa Consolidated Water District, Ray Barela (949) 631-1291.
13. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
14. Construction equipment, vehicles, or work between the hours of 7:00 a.m. and 8:00 p.m., provided that all required permits for such construction, repair, or remodeling have been obtained from the appropriate City Departments.
- Bldg. 15. Comply with the requirements of the California Code of Regulations, Title 24, also known as the California Building Standards Code, as amended by the City of Costa Mesa.
16. New buildings over 3 stories and/or subterranean structures shall comply with the In-Building Public Safety Radio System Coverage per Sections 5-130 to 5-137 of the Costa Mesa Municipal Code. At plan check submittal, 6 copies of an In-Building Public Safety Radio System Coverage report (Radio System Report) shall be submitted to the Building Safety Division. The Radio System Report shall be certified by an FCC-licensed radio technician as provided by the property owner/applicant. That technician is required by Section 5-133 to conduct initial tests and shall be employed by the owner, the engineer or architect of record, or agent of the owner, but not by the contractor or any person responsible for the work.
17. Prior to issuance of grading permit, developer shall submit soils report, grading, and drainage plans, and final Water Quality Management Plan for this project.
18. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.

19. Submit a soils report for the project at the time of submission of grading plans. One boring shall be at least 15'-0" deep. Soils report recommendations shall be blueprinted on the grading plans.
20. Submit grading and drainage plans for this project. Provide a Stormwater Pollution Prevention Plan (SWPPP) with the grading plans.
21. The project applicant shall require the contractor to comply with the SCAQMD's regulations during construction, including Rule 402 which specifies that there be no dust impacts offsite sufficient to cause a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction. Specific measures to reduce fugitive dust shall include the following:
 - a. Moisten soil prior to grading.
 - b. Water exposed surfaces at least twice a day under calm conditions and as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.
 - c. Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil or temporarily plant with vegetation.
 - d. Wash mud-covered tires and under-carriages of trucks leaving construction sites.
 - e. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud which would otherwise be carried off by trucks departing project sites.
 - f. Securely cover loads of dirt with a tight fitting tarp on any truck leaving the construction sites to dispose of excavated soil.
 - g. Cease grading during periods when winds exceed 25 miles per hour.
 - h. Provide for permanent sealing of all graded areas, as applicable, at the earliest practicable time after soil disturbance. A screen shall be provided at a reasonable height to ensure construction dust and debris are contained as much as possible to prevent impacts from construction on neighboring properties.

22. The proposed project shall comply with Title 24 of the California Code of Regulations established by the Energy Commission regarding energy conservation standards. The project applicant shall incorporate the following in building plans:
- Solar or low emission water heaters shall be used with combined space/water heater units.
 - Double paned glass or window treatment for energy conservation shall be used in all exterior windows.
- Eng. 23. Per CMMC Section 15-65, payment of a drainage (storm drain) fee calculated at a rate of \$5,654.50 per acre is required. Please contact the Engineering Division.
- Trans. 24. Developer shall provide a 25-foot minimum distance from the far side of the proposed drive aisle for all parking spaces to provide adequate space for turning movements. Developer shall comply with the City's Parking Design Standards.
25. Developer shall show all designated visitor parking spaces on parking plan. A 35' by 10' turnaround area shall be provided within the visitor parking area to allow forward motion of vehicles to exit when parking area is fully occupied.
- Fire 26. Water mains shall be of adequate size to deliver 1,000 gallons per minute simultaneously from the closest hydrant(s) to any and all points of the development with a minimum residual pressure of 20 psi.
27. Access consisting of a minimum 20-foot wide roadway capable of supporting fire apparatus shall be maintained to all fire hydrants from the time that the hydrants are placed into service. Special consideration shall be given to maintaining the integrity of such roadways during periods of inclement weather.
28. Provide "blue dot" reflective markers on all on-site fire hydrants.
29. 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.
30. Provide approved smoke detectors to be installed in accordance with the 2005 Edition of the California Fire Code.
31. Provide an automatic fire sprinkler system according to NFPA 13.

SPECIAL DISTRICT REQUIREMENTS

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

- Sani 1. Developer shall contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.
- AQMD 2. Applicant shall contact the Air Quality Management District (800) 288-

7664 for potential additional conditions of development or for additional permits required by the district.

- School 3. Pay applicable Newport Mesa Unified School District fees to the Building Division prior to issuance of building permits.
- State 4. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

RESOLUTION NO. PC-07-74

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF COSTA MESA, CALIFORNIA,
APPROVING FINAL MASTER PLAN PA-07-18 AND
VESTING TENTATIVE TRACT MAP VT-17207 FOR THE
SYMPHONY TOWERS HIGH-RISE RESIDENTIAL
PROJECT AT 585/595 ANTON BOULEVARD IN A PDC
ZONE.**

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

WHEREAS, an application was filed by Patrick Tooley of Wilson Meany Sullivan, authorized agent for J.K. Sakioka Company/Stockbridge/South Coast/AMS Craig, for the Symphony Towers High-Rise Residential Project at 585/595 Anton Boulevard in Area 6, South Coast Metro Center, of the North Costa Mesa Specific Plan;

WHEREAS, the proposed Symphony Towers project is comprised of the following: (1) Final Master Plan PA-07-18 for (a) demolition of 17,529 sq.ft. of existing restaurants and (b) conversion of an unbuilt 300-room hotel entitlement to facilitate the construction of a maximum of 484 residential condominiums within a 26-story (Tower I) and 16-story high-rise building (Tower II), two six-level parking structures containing a total of 1040 parking stalls, and an additional 6,000 sq.ft. of ancillary retail in Tower II located at 585/595 Anton Boulevard in a PDC zone; and (2) Vesting Tentative Tract Map VT-17207 for a subdivision for common-interest development purposes and a reduction of the landscape easement (25 feet--existing, 16 to 20 feet—proposed) adjacent Anton Boulevard (south side) within the project limits;

WHEREAS, Final Master Plan PA-07-18 includes a minor modification for a maximum 4-foot encroachment of the main building and architectural design features into the 20-foot open space perimeter setback along Anton Boulevard and Avenue of the Arts (20-foot setback required, 16 to 20 foot setback proposed);

WHEREAS, Vesting Tentative Tract Map VT-17207 includes a five foot reduction in the landscape easement along the south side of Anton Boulevard within the project limits from 25 feet to 16 to 20 feet. Minor encroachments of the main buildings and specified items may be allowed in the landscape easement. The modification of the landscape easements and vacation of the existing bus turnout on Anton Boulevard requires City Council approval;

WHEREAS, The site-specific residential density of 100 dwelling units per acre and site-specific nonresidential FAR of .03 FAR is a development option for the Symphony Towers subarea of Area 6, South Coast Metro Center, in the North Costa Mesa Specific Plan. City Council approved this maximum allowable density/FAR pursuant to the adoption of General Plan Amendment GP-06-02 and North Costa Mesa Specific Plan Amendment SP-06-02 in January 2007.

WHEREAS, Final Program EIR No. 1052 for the North Costa Mesa High-Rise Residential projects considers all environmental impacts of the proposed project and a reasonable range of alternatives, and the Final EIR is complete and adequate and fully complies with all requirements of CEQA, the CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines;

WHEREAS, the City Council certified Final Program EIR No. 1052 for the North Costa Mesa High-Rise Residential projects, inclusive of the proposed Symphony Towers project, by adoption of Resolution No. 06-94 on November 21, 2006;

WHEREAS, the City Council approved Preliminary Master Plan PA-05-47 for the Symphony Towers in January 2007. The preliminary master plan establishes a high-rise residential development option that complies with total number of residential units and non-residential building square footage, floor area ratio, and trip budget maximums identified for this sub-area in Area 6 of the North Costa Mesa Specific Plan, as amended per SP-06-02;

WHEREAS, the Federal Aviation Administration (FAA) issued a No Hazard Determination on October 31, 2006, which established a maximum building height of 306 feet

above mean sea level (approx. 274 feet above ground level) and 206 feet above mean sea level (approx. 173 feet above ground level) for specified areas of the project site at 585/595 Anton Boulevard;

WHEREAS, pursuant to Public Utilities Code 21676, the City Council overruled the Orange County Airport Land Use Commission's Determination of Inconsistency by separate resolution in January 2007;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 8, 2007 with all persons having been given the opportunity to be heard both for and against the proposed project;

NOW, THEREFORE, BE IT RESOLVED that based on the evidence in the record, the findings contained in Exhibit "A", and subject to conditions of approvals/mitigation measures contained in Exhibits "B" and "C", the Planning Commission hereby APPROVES Final Master Plan PA-07-18 and VT-17207 (Exhibit "D") with respect to the property described above.

BE IT FURTHER RESOLVED that, subsequent to the approval of Final Master Plan PA-07-18, any future dedication of land for roadway purposes, including but not limited to, any required deceleration lanes and vehicle turnout lanes on Anton Boulevard and Avenue of the Arts within the project limits will not diminish the previously-approved maximum allowable development of 484 units and 6,000 sq.ft. of ancillary retail uses for the Symphony Towers site;

BE IT FURTHER RESOLVED that the Planning Commission finds and determines that its recommendation for the approval of Final Master Plan PA-07-18/VT-17207 is expressly predicated upon applicants' compliance with each and all conditions of approvals contained in Exhibit "B" and Mitigation Monitoring Program contained in Exhibit "C".

PASSED AND ADOPTED this 8 th day of OCTOBER, 2007

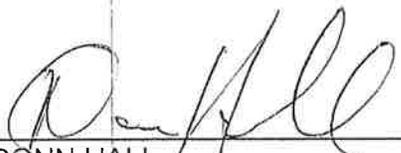

DONN HALL
Chair, Planning Commission

EXHIBIT "A"

FINDINGS

- A. Pursuant to Section 13-29(g)(5) of the Municipal Code, Final Master Plan PA-07-18 meets the broader goals of the 2000 General Plan and North Costa Mesa Specific Plan by exhibiting excellence in design, site planning, integration of uses and structures, and protection of the integrity of neighboring development. The proposed project would create a unique housing type and will be among the first of this kind of housing type in Costa Mesa. The new building will feature world-class architecture designed by a renowned architect, and the high-rise residential structure will complement the cultural and entertainment arts center uses at South Coast Plaza Town Center. The proposed project would meet the housing needs of the high-income segments of the community at a level no greater than which can be supported by planned infrastructure improvements.
- B. The creation of the subdivision and related improvements is consistent with the General Plan and North Costa Mesa Specific Plan.
- C. The proposed residential use of the subdivision is compatible with the General Plan. The approval of the subdivision will allow home ownership opportunities without impacting rental housing. This is consistent with the goals, objectives, and policies of the General Plan Land Use and Housing Element.
- D. Pursuant to Section 13-29(g)(13) of the Municipal Code, the subject property is physically suitable to accommodate Vesting Tentative Tract Map VT-17207 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 City's Zoning Code and General Plan.
- E. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- F. 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.
- G. 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).
- H. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures. Final Environmental Impact Report (EIR) No. 1052 was prepared for the final master plan, pursuant to the California Environmental Quality Act. Although the proposed project could have a significant effect on the environment, mitigation measures have been

included as conditions of approval that reduce impacts to the fullest extent reasonable and practicable.

- I. Mitigation Measures from Final EIR #1052 have been included as conditions of approval. If any of these conditions are removed, the City Council must make a finding that the project will not result in significant environmental impacts, that the condition(s) are within the responsibility and jurisdiction of another public agency, or that specific economic, social, or other considerations make the mitigation measures infeasible.
- J. The findings with respect to the environmental effects of the project are in the document, "CEQA Statements of Findings, Facts and Overriding Consideration for the North Costa Mesa High Rise Residential Projects", attached to the City Council resolution for the General Plan Amendment GP-06-03.
- K. The evidence presented in the record as a whole indicates that the project will not individually or cumulatively have an adverse effect on wildlife resources or habitat. The project site consists of ornamental, non-native vegetation and does not contain, nor is it in proximity to, any sensitive habitat areas.
- L. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management of Title 13 of the Municipal Code in that the project's traffic impacts will be mitigated at all affected intersections.
- M. The project has been reviewed for conformity with the Orange County Congestion Management Program (CMP) requirements and the additional traffic generated by the project does not cause the CMP highway system to exceed LOS "E".
- N. The site-specific residential density of 100 dwelling units per acre and site-specific nonresidential FAR of .03 FAR is a development option for this subarea of Area 6, South Coast Metro Center, in the North Costa Mesa Specific Plan. City Council approved this maximum allowable density/FAR pursuant to the adoption of General Plan Amendment GP-06-02 and North Costa Mesa Specific Plan Amendment SP-06-02 in January 2007. Subsequent to the approval of Final Master Plan PA-07-18, any future dedication of land for roadway purposes, including but not limited to, any required deceleration lanes and vehicle turnout lanes on Anton Boulevard and Avenue of the Arts within the project limits will not diminish the previously-approved maximum allowable development of 484 units and 6,000 sq.ft. of ancillary retail uses for the Symphony Towers site. The land dedications are critical roadway improvements required to enhance vehicle circulation and traffic safety for the high-rise residential development.
- O. The proposed high-rise residential buildings as conditioned shall include the City of Costa Mesa's building and fire safety standards for high-rise residential development.
- P. The proposed high-rise residential structures have been submitted for review by the Federal Aviation Administration (FAA). The project shall be constructed in accordance with the FAA Determination of No Hazard issued in October, 2006 or most current FAA

Determination of No Hazard. The FAA Determination of No Hazard issued established a maximum building height of 306 feet and 207 feet above mean sea level for the proposed high-rise residential buildings at 585/595 Anton Boulevard.

- Q. Pursuant to Section 13-29(g)(6) of the Municipal Code, the maximum 4-foot encroachment of main buildings and architectural design features into the 20-foot front setback at Avenue of the Arts and Anton Boulevard are considered improvements that will not be materially detrimental to the health, safety, and general welfare of persons residing or working with the immediate vicinity of the project or to the property and improvements within the neighborhood. These minor encroachments are compatible with surrounding properties and will enhance the architecture and design of proposed mixed-use development in the existing cultural arts center. This includes the site planning, land coverage, landscaping, appearance, scale of structures, open space and any other applicable features relative to a compatible and attractive development Symphony Towers.
- R. The proposed buildings are an excessive distance from the street necessitating fire apparatus access and provisions of an on-site fire hydrant(s) as required by the Costa Mesa Fire Department.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng. 1. Final Master Plan PA-07-18/VT-17207 shall comply with the conditions of approval, code requirements, and mitigation measures of Final EIR No. 1052 for this project and as listed in the attached Mitigation Monitoring Program (Exhibit "C"). Additional conditions of approval are also included as part of the Mitigation Monitoring Program.
2. Mitigation Measures from Final EIR #1052 have been included as conditions of approval. If any of these conditions are removed, the City Council must make a finding that the project will not result in significant environmental impacts, that the condition(s) are within the responsibility and jurisdiction of another public agency, or that specific economic, social, or other considerations make the mitigation measures infeasible.
3. The conditions of approval and code requirements for PA-07-18/VT-17207 shall be blueprinted on the page following or containing the site plan.
4. Prior to issuance of building permits, the developer 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. The CC&Rs shall contain provisions that effectively implement the following requirements: (1) require that the homeowner's association (HOA) effectively manage tenant and guest parking onsite and employ necessary measures (e.g. valet parking, mechanical lift parking, tandem parking, etc.) as needed. If onsite parking is not appropriately managed by the HOA, the Development Services Director shall require implementation of corrective measure(s) to address onsite parking problems in the future; (2) require that the HOA contract with a towing service to enforce the parking regulations; (3) require that the HOA prohibit any clothing, beach towels, banners, textiles, or any other items deemed as visual clutter to be hung from private balconies; (4) 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.
5. The parking management plan shall be approved by the Development Services Director and Transportation Manager prior to issuance of building permits. The Parking Management Plan shall denote the following: (1) Method of allocation of assigned parking; (2) Location of visitor parking including appropriate signage; (3) Location of security gates if any, and how gates will be operated; (4) Location of employee parking.
6. Dependent on the final mix of bedroom types for the dwelling units and total square footage of nonresidential areas, the number of parking stalls and parking

design configuration may be adjusted. If this mix is modified, a final parking study shall be reviewed/approved by the Development Services Director prior to issuance of a building permit. The shared parking study shall demonstrate the following:

- a) Tenant parking is within the range of 7.5 to 2.0 spaces per unit, and guest parking is provided at a minimum of 0.5 parking spaces per unit for the first 50 units and 0.25 parking spaces for each unit above 50, as stipulated in the North Costa Mesa Specific Plan.
- b) Nonresidential parking, including shared parking within the residential guest parking areas, complies parking rate for ancillary retail uses as deemed appropriate by the Development Services Director.

Final parking supply of any revised development scenario (i.e. revision in unit mix and square footage of nonresidential areas) shall conform to a shared parking study completed for the project and approved by the Development Services Director.

7. Off-site parking for the Lakes Pavilions Retail Center shall be provided on the South Coast Metro Center property pursuant to an existing parking agreement, so that the parking supply for the Symphony Towers project shall provide for the 32 required parking spaces within the proposed structures or elsewhere on the South Coast Metro Center property, (excluding the Experian property), unless the Lakes Pavilions Retail Center is demolished.
8. Prior to issuance of the final certificate of occupancy for Tower II, displaced parking shall be provided for the existing commercial uses at South Coast Metro (exclusive of Experian) in the form of surface lot(s) and/or parking structure(s) on the South Coast Metro property. The applicant shall seek and obtain approval of a final master plan for the replacement parking from the Planning Commission. It is understood that the Code required parking is 2,424 parking spaces for the remaining development in the South Coast Metro Center property (exclusive of Experian parcel). Such number may be increased by 32 spaces in accordance with Condition 7, until such time the Lakes Pavilions Retail Center is demolished or an application is made to and granted by the Planning Commission to delete the Lakes Pavilions Retail Center condition of approval for offsite parking at South Coast Metro Center. The Code required parking may be reduced by an additional 35 parking spaces, subject to review and approval by the Planning Division of a parking utilization, shared parking analysis, and/or other documentation that onsite parking is sufficient.
9. The FAA No Hazard Determination shall be current and valid at the time of issuance of a building permit. Any required modifications to the building, including but not limited to, the building height or appurtenances, required by the No Hazard Determination shall be reflected in the building plans prior to building permit issuance.

10. If approved, the final map submitted to City Council shall be revised to show a reduction of the landscape easement along the south side of Anton Boulevard within the project limits from 25 feet to 16 to 20 feet. The site plan submitted for building plan check shall show the reductions, if approved by City Council. Vacation and reversion of the existing bus turnout and modification of the landscape easement shall occur prior to issuance of building permits for the proposed project.
11. Prior to approval of the final map, developer shall submit a site plan showing the location of a 13-foot wide sidewalk/bike trail, where possible, along the east side of Avenue of the Arts and south side of Anton Boulevard for the approval of the Development Services Director and Transportation Services Manager. The 8-foot sidewalk on Anton Boulevard shall be constructed in accordance with Master Plan of Highways requirements. Minor encroachment of the main building structures and street furniture may be located within the landscape easement subject to the approval of the Transportation Services Manager and Development Services Director. Permissible encroachments may include concrete walkways and steps, water features, landscape/area lighting, 18" to 24" raised planters, site furnishings (tables and chairs), tree wells with metal grates, portions of the main buildings no greater than 4 feet into the 20-foot front setback, and any other similar minor structures.
12. The 6,000 square feet of walk-up retail shall consist of retail businesses with the primary purpose of supporting pedestrians and the on-site residential community rather than drive-by customers. Permitted walk-up retail uses include, but are not limited to, periodical stand/kiosk, cafe, sandwich shop, juice bar, wireless internet cafe, neighborhood drycleaner, or other similar uses as deemed appropriate by the Development Services Director. Prior to issuance of a certificate of occupancy, developer shall provide a matrix of permitted walk-up retail uses to be approved by the Development Services Director.
13. Prior to issuance of a building permit, on-site designated parking spaces for employees of the ancillary retail uses shall be provided to the satisfaction of the Development Services Director.
14. 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 residential communities through specified measures, such as construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes.
15. Developer shall submit a signed and completed Maintenance Agreement to the satisfaction of the Development Services Director and City Attorney's office requiring the developer or the homeowner's association to be 100% responsible for maintenance of the landscape easement and parkway area along Avenue of the Arts and Anton Boulevard within the project boundaries.

16. The final map shall show easements or other provisions for the placement of centralized mail delivery units, if applicable. Specific locations for such units shall be to the satisfaction of the Planning Division, Engineering Division, and the US Postal Service.
17. 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.
18. The range of primary street addresses shall be displayed on a complex identification sign visible from the street. Street address numerals shall be a minimum 12 inches in height with not less than 3/4-inch stroke and shall contrast sharply with the background.
19. 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.
20. The subject property's ultimate finished grade level may not be filled/raised in excess of 30" above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable onsite storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official and City Engineer prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of the subject property shall preserve or improve the existing pattern of drainage on abutting properties.
21. 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.
22. Prior to submission of a final landscape plan, developer shall seek approval from the Parks and Recreation Commission for the removal of any trees within the public right-of-way. Commission will require that the City be compensated for the loss of street trees in the public right-of-way pursuant to a 3-to-1 tree replacement ratio. Any conditions imposed by the Parks and Recreation Commission shall be identified on the final landscape plan. The developer is advised that the approval process may take up to three months; therefore, it is advised to identify any

affected trees and make a timely application to the Parks and Recreation Commission to avoid possible delays.

23. There shall be no signage on the high-rise residential towers located above the second floor of the buildings. Building wall signage shall be limited to identification of the residential development or walk-up retail businesses.
24. The developer shall contact the current cable service provider prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
25. The developer shall contact the Planning Division to arrange for an inspection of the site prior to the final inspections. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
26. Nighttime lighting shall be minimized to provide adequate security and creative illumination of building, sculptures, fountains, and artwork to the satisfaction of the Development Services Director. Any lighting under the control of the developer shall be directed in such a manner so as to not unreasonably interfere with the quiet enjoyment of nearby residences.
27. High-rise residential structures shall use low reflective glass and building materials to minimize daytime glare to the fullest extent possible.
28. Developer shall submit any minor amendments to the Final Master Plan to the Development Services Director for review and approval prior to submission of working plans/drawings for plan check. In addition to the minor amendments described in Section 13-28 (g) (3) of the Municipal Code, architectural design revisions are considered minor amendments. Developer shall submit complete plans for different floor plan models.
29. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). With the exception of back-flow prevention devices, ground-mounted equipment shall not be located in any landscaped setback visible from the street and shall be screened from view, under the direction of Planning Staff.
- Eng. 30. Developer shall maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.
31. Developer shall comply with any conditions of approval as indicated in the City Engineer's letter provided under separate cover.
- Trans. 32. Developer shall construct wide flare or radius curb drive approaches at locations identified on site plan. Developer shall comply with minimum clearance requirements from property lines and any vertical obstructions, subject to approved encroachments.

33. Developer shall relocate/remove affected utilities and parkway trees on Anton Boulevard and Avenue of the Arts to accommodate new driveway approaches and loading dock areas.
34. Prior to issuance of building permits for the parking structure, developer shall submit a final parking management plan denoting (1) method of allocation of assigned parking; (2) location of visitor parking including appropriate signage; (3) location of security gates and how these gates will be operated; (4) Location of employee parking.
35. Prior to issuance of building permits, developer shall seek and obtain City Council approval of the following: (1) any reduction in the 25-foot landscape easement along Anton; (2) vacation of the existing bus turnout on Anton Boulevard; (3) dedication of sufficient land for the construction of right turn lanes on Anton Boulevard and the loading dock turnout on Avenue of the Arts; (4) revise site plan to show existing 25-foot landscape easement to be modified to 16 to 20 feet, if necessary.
36. Construct median modifications on Anton Boulevard to accommodate left turn movements into the site and provision for dual left turn lanes eastbound on Anton Boulevard and Sakioka Drive.
37. Identify ramp slopes within the parking structure and comply with the City's ramp slope standards. Ramps with parking shall not exceed 5 percent slope.
- Fire 38. Developer shall comply with the City of Costa Mesa's Building and Fire Safety Standards for High-Rise Residential Development to the satisfaction of the Building Official and Fire Chief. These standards are contained in a publication issued by the City, previously provided to the developer. Additional fire hydrants may be required. Contact the Planning Division at (714-754-5278) for additional copies of this publication. Developer shall meet with the Fire Department for guidance with regard to meeting Costa Mesa Fire Department requirements.
39. Any required fire hydrant shall be installed and operable prior to the initiation of combustible construction.
40. The applicant shall participate in the upgrading of fire protection facilities according to Item PS-1 of the North Costa Mesa High-Rise Residential Projects Mitigation Monitoring and Reporting Program dated December 2006. Specifically, the contribution for a paramedic fire engine shall be made prior to issuance of building permits.
- Police 41. Developer shall work with the Police Department in implementing security recommendations to the maximum extent feasible. For example, developer shall provide 24-hour on-site private security for the proposed project, install an on-site video surveillance system that will be monitored by on-site security personnel, and install a controlled access system for all pedestrian and automobile access.

42. The Developer has requested and the City has approved the submittal of multiple final maps. Each final map shall be able to stand alone and shall provide all necessary public improvements to support the uses proposed on the parcels defined by the map.



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92626-1200

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

October 5, 2007

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

SUBJECT: Tract No. 17207
LOCATION: 585 and 595 Anton Blvd

Dear Commissioners:

Tentative Tract Map No. 17207 as furnished by the Planning Division for review by the Public Services Department, consisting of a three-lot subdivision to facilitate a 484 unit, two tower high-rise residential and retail condominium development. Vesting Tentative Tract Map No. 17207 meets 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, and section 66491(a) of the Subdivision Map Act.
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. In accordance with C.C.M.M.C. Section 13-230, the Subdivider shall submit street improvement plans and/or off-site plans consistent with the Vesting Tentative Tract Map at the time of first submittal of the first phase of Final Tract Maps. Plan check fee shall be paid per C.C.M.M.C. Section 13-231.
5. The Final Tract Map and all off-site improvements required to be made, or installed by the Subdivider, shall meet the approval of the City Engineer. Prior to any on-site/off-site construction, permits shall be obtained from the City of Costa Mesa Engineering Division.
6. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
7. Vehicular and pedestrian access rights to Anton Boulevard and Avenue of the Arts shall be released and relinquished to the City of Costa Mesa except at approved access locations.

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8. Dedicate an ingress/egress easement to the City for emergency and public security vehicles purposes. 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.
9. Coordinate and process the vacation of existing easements and dedicate new easements as needed.
10. The Subdivider shall submit a cash deposit of \$1500 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. A Subdivision Agreement and cash deposit or surety bond shall be submitted to the City Engineer to guarantee construction of off-site improvements. The amount shall be determined by the City Engineer.
12. The Subdivider's engineers shall furnish the Engineering Division a storm runoff study which shows 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 unless the property owners involved are in agreement that cross lot drainage is acceptable.
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. Emergency outlets shall be provided at all sump locations. Emergency outlets shall be designed to convey the 100-year storm flow.
15. Fulfill the drainage fee ordinance requirements prior to the approval of the Tract Map.
16. Fulfill the requirements of City of Costa Mesa Drainage Ordinance No. 06-19^{for the 4.8-acre Symphony Towers site*} as shown on the Master Drainage Plan annexed as Exhibit A hereto prior to Approval of the Final Map.
17. 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.
18. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk.
19. Street lighting shall be provided as required by the Public Services Department, Transportation Services Division.

20. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.
21. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.
22. 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 Sub article 12, Section 7-9-337 of the Orange County Subdivision Code.
23. 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 Sub article 12, Section 7-9-337 of the Orange County Subdivision Code.
24. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
25. The elevations shown on all plans shall be on Orange County benchmark datum.
26. 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.
27. Prior to occupancy on the Tract, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File of the recorded Tract Map & As-Built of the off-site plans, reproducible mylar of the recorded Tract Map and seven copies of the recorded Tract Map.

Sincerely,



Ernesto Munoz, P. E.
City Engineer

/s/ (Engr. 2007/Planning Commission Tract 17207)

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

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

DECEMBER 2006

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

The North Costa Mesa High-Rise Residential Project generally involves demolition of existing structures, modification of unbuilt entitlements, and/or substitution of unbuilt entitlements for the construction of new high-rise residential structures collectively totaling 1,269 dwelling units with commercial/retail uses. Structures are proposed ranging from 280 to 315 feet above ground level. The project area includes five sites in an area north of the I-405 Freeway and generally bound by Sunflower Avenue to the north, Bristol Street to the west, Sakioka Drive to the east, and the I-405 Freeway to the south.

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

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

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

The following Mitigation Monitoring and Reporting Program includes mitigation measures and conditions of approval from the Final Program Environmental Impact Report (PEIR) No. 1052 (SCH No. 2006011077) adopted by the Planning Commission on September 11, 2006 and by the City Council on _____. An Initial Study/Notice of Preparation for the proposed project was prepared in January 2006. Mitigation measures have been incorporated by reference into the PEIR from the following previously approved documents:

- City of Costa Mesa General Plan Environmental Impact Report, SCH No. 2000031120, January 2002
- South Coast Plaza Town Center Environmental Impact Report No. 1047, SCH No. 2000041100, March 2001

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

1. A time for performance. In each case, a time for performance of the mitigation measure, or review of evidence that mitigation has taken place, is provided. The performance points selected are designed to ensure that impact-related components of project implementation do not proceed without establishing that the mitigation is implemented or assured.
2. A responsible party for implementing the required mitigation is identified. In each case, unless otherwise indicated (as in Mitigation Measures G-2 and T-1), the Developer is generally the Responsible Party for implementing the mitigation. The City will monitor

the performance and implementation of the mitigation measures. To guarantee that the mitigation measure will not be inadvertently overlooked the supervising public official is the official who grants the permit or authorization called for in the performance.

3. Definition of mitigation. In each case (except where a mitigation measure, such as a geotechnical report, is a well-known procedure or term of art), the mitigation measure contains the criteria for mitigation, either in the form of adherence to certain adopted regulations or identification of the steps to be taken in mitigation.

Matrix Orientation

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

Conditions of Approval / Mitigation Measures		Timing	Responsible Party	Date Completed
Aesthetics				
Conditions of Approval				
<ul style="list-style-type: none"> Architectural features and roofs shall be appropriately finished with non-reflective materials in order to reduce glare and reflection. Structures shall use low reflective glass and building materials to minimize daytime glare to the fullest extent possible. (Sites 1-5) All exterior light standards and fixtures will be shielded to prevent light spill to further reduce potential impacts. (Sites 1-5) The intensity and location of lights on buildings shall be limited to minimize nighttime light and glare to residents and shall be subject to the Development Services Director's approval. (Sites 1-5) Prior to issuance of building permits, the developer shall submit building plans for the proposed projects to be approved by the Costa Mesa Planning Division which incorporate the use of non-reflective building materials to minimize light and glare impacts. (Sites 1-5) Prior to issuance of building permits, the developer shall submit an electrical engineer's photometric survey to be approved by the Costa Mesa Planning Division to assure that minimum security lighting requirements are met and to minimize light and glare to residents. (Sites 1-5) The Lighting Plan shall demonstrate compliance with the following: (1) All site lighting fixtures shall be provided with a flat glass lens; (2) Photometric calculations shall indicate the effect of the flat glass lens fixture efficiency; (3) Lighting design and layout shall limit spill light to no more than 0.5 foot-candle at the property line of the surrounding neighbors, consistent with the level of lighting that is determined necessary for safety and security purposes on site. (Sites 1-5) Prior to the issuance of building permits, the developer shall submit a Final Landscape Plan, consistent with the City's landscape standards, for each development component to be approved by the Costa Mesa Planning Division. (Sites 1, 2, 4, and 5) 	<ul style="list-style-type: none"> Prior to issuance of certificate of occupancy Prior to issuance of certificate of occupancy Prior to issuance of certificate of occupancy Prior to issuance of building permits 	<ul style="list-style-type: none"> Developer Developer Developer Developer Developer Developer Developer 		
Mitigation Measures				
No mitigation measures are required.				
Air Quality				
Conditions of Approval				
<ul style="list-style-type: none"> SCAQMD Rule 403 shall be adhered to, ensuring the clean up of construction-related dirt on approach routes to the site. Rule 403 prohibits the release of fugitive dust emissions from any active operation, open storage pile, or disturbed surface area beyond the property line of the emission source. Particulate matter deposits on public roadways are also prohibited. (Sites 1-5) Adequate watering techniques shall be employed to partially mitigate the impact of construction-generated dust particles. Portions of the project site that are undergoing earth moving operations shall be watered such that a crust will be formed on the ground surface and then watered again at the end of the day. (Sites 1-5) Grading operations shall either be suspended or involve heavy watering during first and second stage ozone episodes or when winds exceed 25 miles per hour. (Sites 1-5) 	<ul style="list-style-type: none"> During all construction phases During all construction phases During all construction phases 	<ul style="list-style-type: none"> Developer Developer Developer 		

Conditions of Approval / Mitigation Measures		Timing	Responsible Party	Date Completed
Mitigation Measures				
AQ-1	Prior to commencement of construction activities, project applicants shall identify to the City 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. (Sites 1-5)	Prior to commencement of construction activities	Developer	
AQ-2	Prior to issuance of building permits, the project applicant shall ensure that the plans minimize ROG emissions. Building permits for the project shall specify and require the use of pre-coated building materials, use of all high pressure-low volume (HPLV) paint applicators with 50% efficiency, and use of lower volatility paint not exceeding 100 grams of ROG per liter. (Sites 1-5)	Prior to issuance of building permits	Developer	
AQ-3	During construction and grading activities, the project applicant shall comply with measures set forth in the Storm Water Pollution Prevention Plan (SWPPP) to ensure that airborne dust is kept to a minimum. (Sites 1-5)	During all construction phases	Developer	

Conditions of Approval / Mitigation Measures	Timing	Responsible Party	Date Completed
<p>Aviation</p> <p>Conditions of Approval</p> <ul style="list-style-type: none"> Prior to final master plan approval, the applicant shall submit to the City of Costa Mesa, a Federal Aviation Administration (FAA) Determination of No Hazard to air navigation. If the FAA requires conditions for the finding of no hazard to air navigation, such as installation of roof-top obstruction lighting, said conditions shall be placed as conditions of approval on the final master plan. (Sites 1-5) 	<p>Prior to final Master Plan approval</p>	<p>Developer</p>	
<ul style="list-style-type: none"> In the event a proposed high-rise building is determined to be a hazard to air navigation by the FAA, the building design shall be appropriately modified prior to issuance of building permits so that an FAA Determination of No Hazard to air navigation can be obtained. (Sites 1-5) 	<p>Prior to issuance of building permits</p>	<p>Developer</p>	
<ul style="list-style-type: none"> The FAA No Hazard Determination shall be valid at the time of building permit issuance for the high-rise structure. The City shall expressly prohibit issuance of any building permit for a structure in the absence of a current and valid FAA No Hazard Determination. (Sites 1-5) 	<p>Prior to issuance of building permits</p>	<p>Developer</p>	
<ul style="list-style-type: none"> As established by the final FAA No Hazard Determination (as described below) and in conjunction with the preliminary master plans for Sites 1, 2, 4, 5 and final master plan for Site 3, the maximum building height(s) for the proposed high-rise residential building(s) are as follows: <ul style="list-style-type: none"> Seegerstrom Town Center (Site 1): FAA No Hazard Determination was issued on October 31, 2006, which established a maximum building height of 308 feet above mean sea level (271 to 275 feet above ground level) for two proposed high-rise buildings at 3400 and 3420 Bristol Street. Orange County Museum of Art (Site 2): FAA No Hazard Determination was issued on October 18, 2006, which established a maximum building height of 306 feet above mean sea level (272 to 275 feet above ground level) for the high-rise museum building at 605 Town Center Drive. The Californian at Town Center (Site 3): FAA No Hazard Determination was issued on October 17, 2006, which established a maximum building height of 306 feet above mean sea level (271 to 273 feet above ground level) for the two proposed high-rise residential towers at 580 Anton Boulevard. Symphony Towers (Site 4): FAA No Hazard Determination was issued on October 31, 2006, which established a maximum building height of 306 feet above mean sea level (approx. 274 feet above ground level) and 206 feet above mean sea level (approx. 173 feet above ground level) for specified areas of the project site at 585 Anton Boulevard. Pacific Arts Plaza (Site 5): FAA No Hazard Determination was issued on October 30, 2006, which established a maximum building height of 320 feet above mean sea level (287 feet above ground level) for the proposed high-rise residential building at 675 Anton Boulevard. <p>In the final master plan discretionary review process, the applicant may seek additional building height pursuant to the North Costa Mesa Specific Plan (e.g. maximum 315' AGL for South Coast Plaza Town Center, maximum 280' AGL for The Californian at Town Center, and maximum 306' AGL for Symphony Towers) provided that the applicant has obtained from the Federal Aviation Administration's Determination of No Hazard for the revised building height. The FAA No Hazard Determination shall be obtained prior to the City's final action on the final master plan. Amendments to the Costa Mesa 2000 General Plan and North Costa Mesa Specific Plan are not necessary to accommodate additional building height as specified in the North Costa Mesa Specific Plan. In addition, Final EIR Number 1052 (SCH No. 2006071077) has examined the maximum building heights as defined in the North Costa Mesa Specific Plan and concluded that no significant impacts will occur.</p>	<p>Prior to final Master Plan approval</p>	<p>Developer</p>	
<ul style="list-style-type: none"> As part of the master plan approval, the applicant shall submit a concurrence with any FAA No Hazard Determination for a proposed high-rise building at a building height at or below the maximum building height as established in the 	<p>Prior to approval of preliminary Master Plan</p>	<p>Developer</p>	

		<p>North Costa Mesa Specific Plan. The applicant's concurrence with the FAA No Hazard Determination will expressly not affect, alter, or diminish any rights conferred upon the applicants by the following Development Agreements:</p> <ul style="list-style-type: none"> • Segerstrom Town Center (Site 1): Development Agreement DA-00-02. • Orange County Museum of Art (Site 2): Development Agreement DA-00-03. • Symphony Towers (Site 4): South Coast Metro Center Development Agreement DA-99-01. • Pacific Arts Plaza (Site 5): Development Agreement DA-00-04.
<p>Prior to issuance of building permits</p>	<p>Developer</p>	<ul style="list-style-type: none"> • The Developer shall work with John Wayne Airport and City staff on a "Grant of Avigation Easement" for a specified area of the subject property that penetrates the imaginary horizontal surface of John Wayne Airport above elevation 206 feet AMSL (NAVD 88). The developer shall grant this Avigation Easement to the County of Orange/John Wayne Airport to permit the unencumbered and unrestricted flight of aircraft to or from John Wayne Airport. Recordation of the Avigation Easement shall occur prior to issuance of any building permit that penetrates the imaginary horizontal surface of JWA. (Sites 1-5)
<p>Prior to sale of units</p>	<p>Developer</p>	<ul style="list-style-type: none"> • Due to the project's proximity to John Wayne Airport, the Developer shall ensure that any prospective resident be notified of the presence of aircraft overflight in the form of a buyer's notice, as follows: "Notice of Airport in Vicinity: The Development Services Director shall review/approve the buyer's notice for form and substance prior to issuance of a building permit. This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitive to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you." This notice shall be prominently displayed in the sales office for the condominium development, and a copy shall be provided to all buyers. (Sites 1-5)

Conditions of Approval / Mitigation Measures		Timing	Responsible Party	Date Completed
<p>Mitigation Measures No mitigation measures are required.</p>				
<p>Geology and Soils</p>				
<p>Conditions of Approval</p> <ul style="list-style-type: none"> Where studies indicate that buildings may be subject to substantial damage during earthquakes, the structure shall be designed and/or retrofitted for seismic resistance in compliance with all relevant recommendations for seismic design and seismic safety in the most recent editions of the Uniform Building Code and the California Building Code. (Sites 1-5) 				
<p>Mitigation Measures</p>				
G-1	Prior to the issuance of a grading permit, the project developers shall prepare a site specific final geotechnical investigation, including an evaluation, analysis, and mitigation recommendations for the issues identified in the NMG Geotechnical Investigation Report, including appropriate dust control measures and waterproof building designs with hydrostatic pressure resistive properties and a site specific probabilistic seismic hazard analysis for ground motion. All recommendations shall be incorporated into the final grading plan for the project. (Sites 1-5)	During building plan preparation	Developer	
G-2	During grading operations, special handling of on-site soils shall be required due to high moisture content of the soils. The City of Costa Mesa shall monitor the grading contractor to ensure stabilization of the soils during grading and excavation activities, as recommended by the NMG geotechnical investigation. (Sites 1-5)	Prior to issuance of grading permit	Developer	
G-3	Prior to the issuance of building permits, the project developers shall ensure that pile foundations or other appropriate design be incorporated into the project design to mitigate potential settlement hazards and liquefaction beneath the proposed structures. (Sites 1-5)	During grading operations	Developer	
G-4	Prior to the issuance of building permits, the project developers shall submit a project design to ensure that any proposed subterranean portion of the structures are waterproofed and designed and installed to resist hydrostatic pressures associated with the shallow groundwater table in the area. (Sites 1-5)	Prior to issuance of building permits	Developer	
G-5	Prior to the initiation of project grading, the project developers shall ensure that all existing utilities will be relocated, abandoned and removed, rerouted, or protected in coordination with the project developer and affected utility companies. (Sites 1-5)	Prior to issuance of building permits	Developer	
G-6	Prior to the issuance of grading permits, the project developers shall ensure that provisions set forth in the Final Geotechnical Investigation Report regarding dust control measures during site preparation, grading, and construction are incorporated into the final construction specifications for the project site. (Sites 1-5)	Prior to grading	Developer	
<p>Hazards and Hazardous Materials</p>				
<p>Conditions of Approval No standard conditions of approval were identified.</p>				
<p>Mitigation Measures</p>				
HH-1	Prior to the approval of the Master Plan, the project proponents for all development sites shall prepare and submit a Phase I ESA to the City of Costa Mesa for review. The Phase I ESA shall determine the historical and current presence of hazardous materials on the site and identify the mechanism and/or remediation for any site contamination. (Sites 1, 2, 4)	Prior to Master Plan approval	Developer	
HH-2	Prior to the issuance of demolition/grading permits, the project proponents shall fully comply with the recommendations of the Phase I report and shall consult and comply with the California Department of Toxic Substances Control (DTSC) guidelines for oversight. (Sites 1-5)	Prior to issuance of demolition/grading permits	Developer	

Conditions of Approval / Mitigation Measures		Timing	Responsible Party	Date Completed
HH-3	Prior to the issuance of building permits for any site requiring remediation of soils or groundwater, as specified by the Phase I ESA, or DTSC as a contaminated site, the developer shall submit a "letter of case closure" from the Orange County Health Care Agency and/or the California Department of Toxic Substances Control (DTSC) planning division indicating that the project developer completed remediation requirements for that site. (Sites 1-5)	Prior to issuance of building permits	Developer	
HH-4	Prior to the issuance of demolition permits, the project proponent shall ensure that any buildings built before 1981 are sampled as a part of an asbestos survey in compliance with the National Emissions Standards for Hazardous Air Pollutants (NESHAP). If asbestos is found in the building, asbestos-related work, including demolition, involving 100 square feet or more of asbestos containing materials shall be performed by a licensed asbestos abatement contractor under the supervision of a certified asbestos consultant. Asbestos shall be removed and disposed of in compliance with applicable state laws. (Sites 1 and 5)	Prior to issuance of demolition permits	Developer	
HH-5	Prior to the issuance of demolition permits, the project proponent shall prepare a demolition plan to include provisions that during demolition of any building, if paint is separated from the building material, the paint waste will be evaluated independently from the building material by a qualified hazardous material inspector to determine its proper management. To the extent possible, demolition materials will be recycled on-site. The balance will be transported to a location identified in the demolition plan. This demolition plan shall be submitted to the City of Costa Mesa for approval. (Sites 1, 3, 4, 5)	Prior to issuance of demolition permits	Developer	
Hydrology and Water Quality				
Conditions of Approval				
No standard conditions of approval were identified.				
Mitigation Measures				
WQ-1	Prior to the issuance of any grading permits for projects that will result in soil disturbance of one or more acres of land, the applicant shall demonstrate that coverage has been obtained under California's General Permit for Storm Water Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for City review on request. (Sites 1-5)	Prior to issuance of grading permits	Developer	
WQ-2	Prior to the issuance of any grading permits, the applicant shall submit to the City for review and approval a Water Quality Management Plan that (Sites 1-5): <ul style="list-style-type: none"> addresses site design BMPs such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas, incorporates the applicable Routine Source Control BMPs as defined in the DAMP. incorporates Treatment Control BMPs as defined in the DAMP, generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs, identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs, and describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs. 	Prior to issuance of grading permits	Developer	

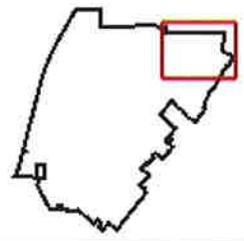
Conditions of Approval / Mitigation Measures		Timing	Responsible Party	Date Completed
WQ-3	Prior to issuance of building permits, the project developers shall provide proof of an NPDES permit from the RWQCB, consistent with Order No. RB-2004-0021 and NPDES No. CAG98002, to the City of Costa Mesa for dewatering activities. (Sites 1-5)	Prior to issuance of building permits	Developer	
WQ-4	Prior to the issuance of building permits, the project developers shall verify that structural BMPs have been permanently incorporated into the project plans. Such BMPs shall ensure that pollutants from project-related storm water runoff are mitigated consistent with applicable state and local standards. (Sites 1-5)	Prior to issuance of building permits.	Developer	
WQ-5	Prior to the issuance of grading permits, the project developers shall pay drainage impact fees to the City of Costa Mesa. Drainage impact fees are to be adopted in August 2006 and are currently estimated at \$12,000 per acre. The project developer shall be responsible for the drainage impact fees that are in place at the time grading permits are issued. (Sites 1-5)	Prior to issuance of grading permits	Developer	
WQ-6	Prior to the issuance of grading permits, the project developers shall prepare drainage plans for the City's review and approval. The Drainage Plan shall define the exact size and location of drainage facilities, and shall address standing water on the project site during project grading. (Sites 1-5)	Prior to issuance of grading permits	Developer	
Land Use				
Conditions of Approval				
	<ul style="list-style-type: none"> Prior to site plan approval, project applicants shall submit to the City of Costa Mesa for review and approval of project plans that comply with the Development Standards as set forth in the North Costa Mesa Specific Plan and Zoning Code. In addition, the developments will be subject to all standard conditions of approval imposed by the City of Costa Mesa. (Sites 1-5) Master Plan approvals contingent upon City Council's final approval of the General Plan Amendment SP-06-02, North Costa Mesa Specific Plan Amendment SP-06-02, and Zoning Code Amendment CO-06-05. Master Plan approval shall not become effective until all these other discretionary approvals are final and become effective. 	<ul style="list-style-type: none"> Prior to site plan approval by City Prior to site plan approval by City 	<ul style="list-style-type: none"> Developer Developer 	
Mitigation Measures				
No mitigation measures are required.				
Noise				
Conditions of Approval				
	<ul style="list-style-type: none"> Excluding Site 2—the Orange County Museum of Art, Contractor shall ensure that construction activities comply with the City's Noise Ordinance. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work. (Sites 1, 3, 4, 5) For Site 2—the Orange County Museum of Art, the restrictive hours for construction activities as similarly monitored during the construction of the Segerstrom Symphony Hall would be applicable. For Site 2, all construction-related activity shall be limited to between the hours of 7:00 a.m. and 8:00 p.m., Monday through Friday, and 8:00 a.m. to 6:00 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work. (Site 2) Prior to issuance of building permits, applicant shall ensure that plans reflect sound rated windows and doors in the design of the proposed residential buildings and at the proposed museum. The window and door ratings should be sufficient to reduce the interior noise level to a CNEL of 45 dB or less, and should be determined by a qualified acoustical consultant as part of the final engineering design of the project. (Sites 1-5) 	<ul style="list-style-type: none"> During all construction phases During all construction phases Prior to issuance of building permits 	<ul style="list-style-type: none"> Developer Developer Developer 	

Conditions of Approval / Mitigation Measures	Timing	Responsible Party	Date Completed
<ul style="list-style-type: none"> Prior to issuance of building permits, applicant shall ensure that plans reflect mechanical ventilation at all of the proposed residential buildings since the interior CNEL standard of 45 dB is to be met with all doors and windows closed. (Sites 1-5) 	Prior to issuance of building permits	Developer	
<p>Mitigation Measures</p> <p>N-1 Prior to issuance of building permits, applicants shall have prepared by an acoustical engineer, a study of potential vibration impacts due to any pile-driving necessary during construction. Applicant shall adhere to all mitigation measures identified in said study. (Sites 1-5)</p>	Prior to issuance of building permits	Developer	
Population, Employment, and Housing			
<p>Conditions of Approval</p> <p>No standard conditions of approval were identified.</p>			
<p>Mitigation Measures</p> <p>No mitigation measures are required.</p>			
Public Services			
Conditions of Approval			
<ul style="list-style-type: none"> Prior to the issuance of building permits, the project developer shall submit project designs and specifications for review and approval by the Costa Mesa Fire Department with respect to compliance with all standard conditions for building design regarding public safety, including but not limited to, fire flow capacity, fire hydrant location, vehicular access, and sprinkler systems. (Sites 1-5) 	Prior to issuance of building permits	Developer	
<ul style="list-style-type: none"> Emergency vehicle parking areas shall be designated within proximity to buildings to the satisfaction of the Fire Marshal. (Sites 1-5) 	Prior to issuance of building permits	Developer	
<ul style="list-style-type: none"> Each project development shall provide sufficient capacity for fire flows required by the Costa Mesa Fire Department. (Sites 1-5) 	Prior to issuance of building permits	Developer	
<ul style="list-style-type: none"> Vehicular access shall be provided and maintained as serviceable, throughout construction, to all required fire hydrants. (Sites 1-5) 	Prior to issuance of building permits	Developer	
<ul style="list-style-type: none"> All high-rise and multi-family project developments shall be equipped with an automatic fire sprinkler system. (Sites 1-5) 	Prior to issuance of building permits	Developer	
<ul style="list-style-type: none"> The Developer shall comply with standard building and fire regulations for high-rise buildings to the satisfaction of the Fire Marshal and Building Official (Sites 1-5) 	Prior to issuance of building permits	Developer	
<ul style="list-style-type: none"> The Developer shall comply with the Public Safety Radio System Coverage Ordinance (included in the standard building and fire regulations for high-rise buildings) to the satisfaction of the Police Chief. (Sites 1-5) 	Prior to issuance of building permits	Developer	
<ul style="list-style-type: none"> Prior to the issuance of building permits, the project developer shall submit project designs and specifications for review and receive approval by the Costa Mesa Police Department with respect to compliance with all standard conditions for building design regarding public safety, including but not limited to, lighting, address numbers, building standards, landscaping, and emergency vehicle parking. (Sites 1-5) 	Prior to issuance of building permits	Developer	
<ul style="list-style-type: none"> Required building address numbers shall be readily apparent from the street, and rooftop building identification shall be readily apparent from police helicopters for emergency response agencies. (Sites 1-5) 	Prior to issuance of certificate of occupancy	Developer	
<ul style="list-style-type: none"> The project developer shall pay school impact fees, which are currently calculated at a rate of \$1.84 per square foot for residential development and \$0.30 per square foot of commercial development. (Sites 1-5) 	Prior to issuance of building permits	Developer	

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

Conditions of Approval / Mitigation Measures		Timing	Responsible Party	Date Completed
T-4	During the Final Master Plan process, the developer shall be required to comply with residential parking standards of 1.5 to 2.0 spaces per unit for tenants, 0.5 spaces per unit for guests for the first 50 units and 0.25 spaces per unit thereafter, or to prepare a parking analysis that demonstrates the adequacy of proposed parking for City review and approval. Parking for commercial uses shall be determined in accordance with the City's Municipal Code. (Sites 1-5)	Prior to final Master Plan approval	Developer	
Utilities and Service Systems				
Conditions of Approval				
	<ul style="list-style-type: none"> Prior to the issuance of demolition/grading permits, the project developer shall demonstrate to the City of Costa Mesa that all construction waste generated on-site would be recycled where feasible as the first choice of disposal method, leaving the option of landfill disposal as a last alternative. The proposed commercial uses shall incorporate facilities for collection and pick-up of recyclable materials into the design of the project. (Sites 1-5) Prior to the issuance of demolition/grading permits, the project developer shall coordinate with Mesa Consolidated Water District to determine the exact location of existing underground water supply facilities and submit an action plan to prevent damage to facilities left on the project site or interfere with their operation. The project developer shall pay their fair share amount for the necessary facilities to accommodate project-related water supplies. These capacity charges are evaluated on a case-by-case basis depending on the meter size. The fee evaluation may be adjusted accordingly based on peak-flow tests performed once meters are installed. (Sites 1-5) Prior to the issuance of demolition/grading permits, the project developer shall submit grading plans to the City that reflect the undergrounding of utilities serving the proposed project site. (Sites 1-5) Prior to the issuance of demolition/grading permits, the project developer shall coordinate with Southern California Edison to determine the exact location of all underground and overhead electrical facilities. All electrical facilities and associated structures to be left on project site shall be protected from damage by the project developer. (Sites 1-5) Prior to the issuance of demolition/grading permits, the project developer shall coordinate with Southern California Gas Company to determine exact locations of all underground natural gas facilities. All gas pipelines and associated structures to be left on the project site shall be protected from damage by the project developer. (Sites 1-5) Prior to the issuance of demolition/grading permits, the project developer shall coordinate with Comcast Cable to determine exact locations of all underground cable facilities. All cable lines and associated structures to be left on the project site shall be protected from damage by the project developer. (Sites 1-5) Prior to the issuance of demolition/grading permits, the project developer shall coordinate with AT&T California to determine exact locations of all underground telephone facilities. All telephone lines and associated structures to be left on the project site shall be protected from damage by the project developer. (Sites 1-5) Prior to issuance of demolition/grading permits, the project developer shall prepare a haul route plan for removal of construction debris and a construction soil reduction plan to reduce the amount of excavated soil waste. (Sites 1-5) 	Prior to issuance of demolition/grading permits	Developer	
Mitigation Measures				
U-1	<ul style="list-style-type: none"> Prior to the issuance of grading permits for Site 1 – Segerstrom Town Center, the project developer will prepare plans for OCSD and CMSD's review and approval, for one of the following options to redirect wastewater flows to a northerly direction from Site 1: <ul style="list-style-type: none"> Option 1 – Construct a new manhole south of the existing 15-inch stub. Plug existing southerly connection in Park Center Drive to direct wastewater flows into the Sunflower Interceptor. Option 2 – Construct a new manhole south of the existing 84-inch manhole and a new 8-inch sewer line in Sunflower Avenue. Abandon the existing 8-inch sewer line 	Prior to issuance of grading permits	Developer	

City of Costa Mesa



- | | | | | | | | | | |
|--|----------------|--|----------------|--|----------------|--|-----------|--|--------------------|
| | Address Points | | Roads | | Major | | SECONDARY | | Street Names |
| | Freeway | | Collector | | Newport BLVD | | Primary | | Hydrology Channels |
| | | | Freeway (cont) | | Primary (cont) | | | | Street Centerlines |



PLANNING COMMISSION

AGENDA REPORT

VI. 5

MEETING DATE: OCTOBER 8, 2007

ITEM NUMBER:

SUBJECT: FINAL MASTER PLAN PA-07-18 / VESTING TENTATIVE TRACT MAP VT-17207 FOR THE SYMPHONY TOWERS HIGH-RISE RESIDENTIAL PROJECT AT 585/595 ANTON BLVD

DATE: SEPTEMBER 26, 2007

FOR FURTHER INFORMATION CONTACT: CLAIRE L. FLYNN, AICP, ACTING PRINCIPAL PLANNER, (714) 754-5278

DESCRIPTION

The proposed Symphony Towers High-Rise Residential Project involves the following:

- Final Master Plan PA-07-18: (a) demolition of 17,529 sq.ft. of existing restaurants and (b) conversion of an unbuilt 300-room hotel entitlement to facilitate the construction of a maximum of 484 residential condominiums within a 26-story (Tower I) and 16-story high-rise building (Tower II), two six-level parking structures containing a total of 1040 parking stalls, and an additional 6,000 sq.ft. of ancillary retail in Tower II located at 585/595 Anton Boulevard in a PDC zone.
- Vesting Tentative Tract Map VT-17207: for a subdivision for common-interest development purposes and for a reduction of the landscape easement (25 feet—existing, 16 to 20 feet—proposed) adjacent to Avenue of the Arts and Anton Boulevard within the project limits.

APPLICANT

Patrick Tooley of Wilson Meany Sullivan, authorized agent for property owners J.K. Sakioka Company/Stockbridge/MCC-South Coast/AMS Craig.

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions, by adoption of the attached resolution:

- Approve Final Master Plan PA-07-18.
- Approve Vesting Tentative Tract Map VT-17207, inclusive of a condition of approval requiring Council approval for a reduction of the landscape easement (25 feet—existing, 16 to 20 feet—proposed) along Avenue of the Arts and Anton Boulevard within the project limits.

Claire L. Flynn

CLAIRE L. FLYNN, AICP
Acting Principal Planner

Kimberly Brandt

KIMBERLY BRANDT, AICP
Assistant Dev. Svcs. Director

PLANNING APPLICATION SUMMARY

Location: 585/595 Anton Blvd. Application #: PA-07-18 / VT-17207
 Request: Symphony Towers High-Rise Residential project

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

Zone: Planned Development Commercial North: The Lakes Pavilions Retail Center
 General Plan: Urban Center Commercial South: 24-Hour Fitness / I-405 Freeway
 Lot Dimensions: Approx. 850.5 ft. x 229 ft. East: Emulex / Vacant Sakioka Lot 2
 Lot Area: 4.84 acres West: Avenue of the Arts
 Existing Development: Two restaurant buildings and surface parking lot areas

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Zoning Code or NCMSP Requirement</u>	<u>Proposed Master Plan</u>
General Plan	100 du/ac ¹	100du/ac
Zone – PDC	100 du/ac 484 units	100 du/ac 484 units
Lot Size – Development Lot	One acre	4.84 acres 210,972 sq.ft.
Site Coverage – Overall Project:		
Buildings	Not Applicable	Not Applicable
Perimeter Open Space	20' abutting Public ROW	16' – 20' abutting Public ROW ²
Open Space	88,608 sf (42%) Open Space	Ground Level: 56,564 sf (27%) Amenity Deck: 63,442 sf (30%) ⁴
Min. private open space patio/balcony	Min. 100 sf	Min. 100 sf
Setbacks for Development Lot		
Front (Anton Blvd.)	20'	16' to 20' ²
Side (Avenue of the Arts)	20'	18' ²
Side (Interior property line on left)	None required	20'
Rear (interior)	None required	16'
Building Height	272' AGL/306' AMSL (Tower 1) 172' AGL/206' AMSL (Tower 2)	272' AGL/306' AMSL (Tower 1) 172' AGL / 206' AMSL (Tower 2)
Parking:³		
Residential - Tenant	1.5 to 2.0 spaces per unit Min. 726 spaces	Approx. 1.8 spaces per unit Min. 877 spaces
Residential - Guest	.5 spaces per unit for 50 units .25 spaces per unit above 50 Min. 146 spaces	149 spaces
Nonresidential Parking	2 spaces per 1,000 sq.ft. Min. 12 spaces	24 spaces
TOTAL	Min. 884 spaces⁵	1050 spaces⁵
Driveway Width:	Min. 16 ft.	> 40 ft. wide
¹ Site-specific density of 100 du/ac allowed in General Plan and NCMSP. ² Final master plan approval will also include modification of existing landscape easements from 25 feet to 20 feet along Avenue of the Arts and Anton Boulevard. Minor encroachment of main buildings up to 4 feet in street setback/landscape easement requested. ³ North Costa Mesa Specific Plan allows approval of compact and tandem parking spaces. ⁴ Exceeds minimum 42% open space required if landscaped amenity deck is included, as allowed per NCMSP. ⁵ Total parking supply may be adjusted accordingly with associated changes in proposed bedroom mix provided that the project conforms with the NCMSP parking requirements.		
CEQA STATUS: Final Program EIR No. 1052		
FINAL ACTION: Planning Commission		

BACKGROUND

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

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

Preliminary master plan PA-05-47 was approved for the Symphony Towers High-Rise Residential project. The original proposal involved construction of two high-rise residential buildings and two mid-rise buildings. The currently proposed project includes a 26-story and 16-story high-rise buildings and no longer involves the two midrise structures.

ANALYSIS

Project Location

The 4.84-acre project site is located at 585/595 Anton Boulevard at the southeast corner of Anton Boulevard and Avenue of the Arts and is considered Area 6 of the North Costa Mesa Specific Plan (Vicinity Map, Attachment 1). This site is part of the South Coast Metro Center, which includes three 12-story office buildings owned by REEF, Inc., 24-hour Fitness, two restaurant buildings, and a retail center. Emulex is located in the easterly portion of South Coast Metro Center. The existing Macaroni Grill and vacant restaurant building (formerly Sensasian Restaurant) totaling 17,529 sq.ft. are proposed to be demolished.

Final Master Plan PA-07-18

The Zoning Code requires approval of a “final” master plan prior to development in a Planned Development Zone. The primary distinction is that “preliminary” master plans provide a general description of a proposed development, while a “final” master plan provides specific details regarding the site plan, floor plans, elevations, parking supply, landscape plan, architecture, on-site amenities, and vehicle/pedestrian circulation. Please refer to the color architectural renderings (Attachment 2) and site plan/floor plan/elevations (Exhibit “D” of Attachment 3).

- ***Tower 1*** – Tower 1 is a 26-story high-rise residential building with 238 units (1, 2, and 3 bedrooms). Average unit sizes range from approximately 1,300 to 2,200 sq.ft. units. The luxury penthouse units greater than 3,000 sq.ft. in size are located on the 24th – 26th floors of the high-rise building. Along with the lobby/reception area, administrative offices for security and building personnel are located on the first floor.

A six-level parking structure will contain 515 parking spaces. The landscaped amenity deck on the sixth level of the parking structure consists of a swimming pool, sundeck, outdoor showers, and landscaped terraces with groundcover and low-lying planting. This “green” deck would incorporate green technology that would reduce stormwater runoff from the property by using rainfall as a water source for the living plant materials. Recreational amenity rooms which may

include a spa, indoor fitness facilities, and other service-oriented rooms are located on the sixth level of the building, adjacent to the six-level amenity deck.

- **Tower II** – Tower II is a 16-story high-rise residential building with 246 units. Average unit sizes range from approximately 1,800 sq.ft. to about 2,800 sq.ft. Six penthouse units greater than 3,000 sq.ft. are located on the 16th floor.

While Tower I exclusively contains residential uses, Tower II includes a 6,000 sq.ft. ancillary retail use on the first floor. Employee parking for the retail area is provided in the parking structure, and proposed commercial uses include café, sandwich shop, periodical store, drycleaning services, and other guest-related, service-oriented amenities.

The six-level parking structure will contain 535 parking spaces. Shared parking does not occur between the two towers. The landscaped amenity deck on the upper level of the parking structure is similar to the green deck in Tower II.

Master Plan Review

The following analysis provides analysis of the final master plan:

- Proposed project would not result in significant traffic impacts and no mitigation is required. The implementation of the Symphony Towers high-rise residential project would occur in place of an existing, unbuilt entitlement for a 300-room hotel and also involves the demolition of 17,529 sq.ft. of commercial uses. The net change in trips compared to General Plan conditions would result in an overall reduction of 869 average daily trips and of 18 trips in the pm peak hour. An incremental increase of 45 trips in the am peak hour is anticipated; however, this is considered a minor increase.

Table 1 - Project Development Summary and Net Change in Trips Compared to General Plan Conditions

Net Site Specific Acreage ¹	Existing Development Of Project Site ²	Previously Unbuilt Entitlement	Proposed High-Rise Buildings	Stated for Demolition	Net Change in Trips (General Plan Conditions compared to Proposed Project) ³
Symphony Towers – Sub-Area of South Coast Metro Center at 585/595 Anton Boulevard					
4.84 acres	17,529 sq.ft. of two restaurants	200,950 sq.ft. (300-key hotel)	26-story (Tower I) and 16-story (Tower II) high-rise buildings Total of 484 dwelling units 6,000 sq.ft. ancillary retail in Tower II ³	17,529 sq.ft. (2 existing restaurants)	+45 trips am peak hour <u>-18 trips pm peak hour</u> -869 trips ADT
NOTES:					
1. <i>Net Site Specific Acreage</i> – Refers to a smaller site area within the overall Specific Plan area where the development project is proposed.					
2. <i>Existing Development of Project Site</i> – Refers to existing development in the proposed development site area and not the entire Specific Plan area.					
3. <i>Floor Area Ratio</i> does not include square footage of parking areas, parking structures, elevator shafts, stairwells, and mechanical equipment rooms.					
4. A comparison of the existing General Plan conditions (including unbuilt planned entitlements and proposed demolition of structures) and the proposed project results in the "net change in trips."					

- Project is in conformance with General Plan. Council adopted General Plan Amendment GP-06-02 in January, 2002 for the North Costa Mesa High-Rise Residential projects. Table 2 summarizes the approved General Plan Amendment.

Table 2 - General Plan Amendment

Site	General Plan Land Use Designation	General Plan Amendment GP-06-02
Symphony Towers	Urban Center Commercial	<p>Land Use Element Add site-specific dwelling units density of 100 dwelling units per acre with a corresponding decrease in the FAR from 0.79 to 0.69 as a high-rise residential development option.</p> <p>Trip Budget - Increase AM Peak trip budget from 1,886 to 1,931 and decrease in PM Peak trip budget from 1,994 to 1,976 for residential option</p>
		<p>Noise Element Application of exterior noise standards to common outdoor recreational amenity areas located on the ground level and exclusion of 65 dB exterior noise standard to upper floors. the noise standard for the exterior areas shall only be applied to common outdoor recreational amenity areas located on the ground level. Recreational amenity areas located above the ground level and private balconies/patios shall be exempt from the exterior standard.</p>

- Building height and scale is appropriate for the City's urban center. The recently-approved Californian at Town Center and proposed Wyndham Hotel are approximately 25 stories. The Plaza Tower and Center Tower high-rise office buildings are about 20 stories. This area is considered the City's urban center, therefore, high-rise residential structures of the proposed height and scale are compatible with existing and proposed structures in this area.
- Overall architectural design and building materials promotes design excellence. The contemporary-style building features a precast concrete panel system, painted aluminum frame windows, a stainless steel storefront for Tower II, metal guardrails along the balconies, metal/glass canopies, and veneer-clad columns. As shown in the full-color architectural rendering, proposed building materials will include pre-cast concrete panels, custom etched glass, and variable stone surfaces.
- Site Plan considers vehicle movement and compatibility with existing commercial uses at South Coast Metro. In consultation with the Transportation Division, the applicant has incorporated the following to enhance vehicle circulation:
 - Two deceleration/right-turn lanes at Anton Boulevard.
 - Deceleration lane along east side of Avenue of Arts at Tower I.
 - Modification of Anton Boulevard street median to allow for a westbound left turn lane and eastbound right turn lane.

- o Modification of private easement agreement with REEF to allow egress only to Avenue of the Arts
- o Relocation of originally-proposed loading dock at Anton Boulevard to the southside of the property at Tower II.
- Proposed parking exceeds minimum Code requirements. The proposed parking complies with NCMSP standards. The NCMSP requires that tenant parking supply be provided in the range of 1.5 to 2.0 parking spaces per unit and that guest parking be provided at 0.5 spaces per unit with a 0.25 credit for units above 50. The amount of parking provided within the range is dependent upon the bedroom mix as shown in Table 3. It should be noted that the proposed parking does not include required off-site parking for the Lakes Pavilions Retail Center, based on a previously-recorded legal parking agreement. A condition of approval reflects that, unless the Lakes Pavilions is demolished, the parking arrangement would need to be adjusted to provide for the Pavilions off-site parking either in the proposed structures at the Symphony Towers site or elsewhere in the South Coast Metro Center property.

Table 3 - Parking Table

Parking Requirement ¹		Code Required ²	Proposed
Tower I (238 units)³			
Resident	1.5 to 2.0 spaces per unit	1.5 per unit 357 spaces	1.85 per unit 440 spaces
Guest	.5 spaces per unit for first 50 units .25 spaces per unit above 50	72 spaces	75 spaces
		429 spaces	515 spaces
Tower II (246 units)³			
Resident	Same as above	369 spaces	1.78 per unit 437 spaces
Guest	Same as above	74 spaces	74 spaces
Ancillary Retail	2 spaces per 1,000 sq.ft.	12 spaces	24 spaces
		455 spaces	535 spaces
TOTAL PARKING		884 spaces	1050 spaces
¹ Parking rate for resident parking is dependent on bedroom mix. ² Minimum rate of 1.5 spaces per unit assumes a majority of 1 and 2 bedroom units. ³ Tower I (10% 1 bedrooms, 78% 2 bedrooms, 12% 3 bedrooms). Tower II (12% 1 bedrooms, 70% 2 bedrooms, 18% 3 bedrooms).			

- On-site recreational amenities comply with NCMSP standards. The project will include 63,442 sq.ft. of landscaped, amenity decks on the sixth level of the parking structure. The amenity deck and ground-level open space areas exceed the minimum 42% open space requirements by 5 percent. In addition, the minimum 100 sq.ft. private balconies comply with the private open space standards for common-interest developments.

- Minor Modification required for up to 4-foot encroachment of main buildings into front setback. Pursuant to Section 13-29(g)(6) of the Municipal Code, the 2 to 4 foot encroachment of the main building and architectural features into the 20-foot front setback at Avenue of the Arts and Anton Boulevard are considered minor encroachments. Given the amount of overall open space in the development and the size of the landscaped courtyard between Tower I and II, staff believes that the minor encroachment does not diminish the overall open space provided on-site.
- Reduction of landscape easements from 25 feet to 16 to 20 feet along Avenue of the Arts and Anton Boulevard. A 25-foot landscaped easement currently exists along Avenue of the Arts and Anton Boulevard within the project limits. When this landscaped easement was originally implemented, the easement was consistent with the 25' perimeter landscape setback required for planned developments. Since that time, this perimeter setback requirement was reduced to 20 feet for the Enclave and Californian at Town Center projects. Similar to these recently-approved development projects, the applicant is requesting a reduction in the landscape easement from 25 feet to 16 to 20 feet.

This is consistent with the current perimeter setback requirements in a planned development zone. The modified landscape easements shall be reflected on the final map. A modified landscape easement would still accommodate the 13-foot wide combination bike path/sidewalk required along the south side of Anton Boulevard and east side of Avenue of the Arts. A condition of approval requires that the landscape easements include a maximum 4-foot encroachment of the main buildings, tree wells, landscaping implements, and street furniture (tables/chairs). A maintenance agreement is also required as a condition of approval ensuring that the property owner maintains the landscaping and all improvements within this easement at their own cost.

- On-site Ancillary Retail Uses (6,000 sq.ft.) to primarily serve high-rise residents or walk-up retail customers. The maximum 6,000 square feet of walk-up retail shall consist of retail businesses with the primary purpose of supporting walk-up customers from surrounding businesses and the on-site residential community rather than drive-by customers. Permitted walk-up retail uses include, but are not limited to, periodical stand/kiosk, café, sandwich shop, juice bar, wireless internet café, neighborhood drycleaners, or other similar uses as deemed appropriate by the Development Services Director.

Vesting Tentative Tract Map VT-17207

The vesting tentative tract map will facilitate the proposed high-rise residential condominium development by allowing the individual units to be sold independent of one another. The map complies with City Code and the State Subdivision Map Act. The tract map involves subdivision of the property into two numbered lots for the high-rise residential towers and a lettered lot for pedestrian/vehicle circulation, open space, and common access. It should be noted that the vesting tentative tract map shows reduction from 25 feet to 16 to 20 feet in the width of the landscape easement dedicated to the City of Costa Mesa along Avenue of the Arts and Anton Boulevard. (Attachment 4, Subdivision Map).

The new residents would own the air spaces to the condominium units and balcony areas with access rights for common walkways or open space areas held in common by the homeowners association. Covenants, Conditions, and Restrictions (CC&Rs) are required to be recorded to ensure proper maintenance of the common areas.

Approval of the vesting tract map would allow the project to continue to be subject to the development standards and City fees in place at the time the map was deemed complete, even if standards later become more restrictive or City fees are increased. However, if the applicant concurs with conditions of approval for development impact fees that are yet to be in place (i.e. police services impact fees and library services impact fees), those development impact fees as described in the mitigation monitoring program would also be applicable to the project.

ENVIRONMENTAL DETERMINATION

Final Program EIR No. 1052 was prepared in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines. Council certified the Program EIR on November 21, 2006. The Final Program EIR and technical appendices may also be downloaded from the City's website at: www.ci.costa-mesa.ca.us. Following is a summary of the environmental impacts.

Table 4 - Summary of Significant Environmental Impacts

Environmental Topic Requiring Mitigation	Level of Significance after Mitigation
Transportation and Circulation	Less than Significant
<i>Air Quality*</i>	<i>Significant</i>
Noise	Less than Significant
Geology and Soils	Less than Significant
Hydrology and Water Quality	Less than Significant
Hazards & Hazardous Materials	Less than Significant
<i>Public Services – Library Services*</i>	<i>Cumulatively Significant Impact</i>
Utilities and Service Systems	Less than Significant

LEGAL REVIEW

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

ALTERNATIVES CONSIDERED

Planning Commission may consider the following:

1. *Approve Final Master Plan/Tentative Map.* As recommended by staff, this action will allow the applicant to proceed with development of high-rise residential uses, including ancillary retail uses, at South Coast Metro.
2. *Deny Final Master Plan/Tentative Map.* If the project were denied, the applicant could not submit a modified proposal for Council consideration for six months. Denial of the final master plan does not affect the previously-approved preliminary master plan for the site-specific density and FAR for high-rise residential uses.

CONCLUSION

When Council approved the preliminary master plan for the Symphony Towers High-Rise Residential project, Council stressed the importance of the proposal to be within the development capacity of the General Plan, to feature ownership units, and to exhibit architectural design excellence showcasing the City's cultural arts center. The proposed Symphony Towers project complies with these important objectives. The proposed project would create a unique housing type and, along with the other proposed residential high-rises in North Costa Mesa, be among the first of this kind of housing type in the city. The new buildings will feature world-class architecture designed by a renown architect, and the high-rise building will complement the cultural and entertainment arts center uses at South Coast Plaza Town Center.

- Attachments: 1. Vicinity Map
2. Architectural Renderings of Symphony Towers
3. Resolution
 Exhibit "D": Site Plan/Elevation/Floor Plans and Vesting Tentative Tract Map

Previously Approved by City Council

- Final EIR for the North Costa Mesa High-Rise Residential Projects
 - Preliminary Master Plan for Symphony Towers, January, 2002
- Note: These documents are available on the city's website at www.ci.costa-mesa.ca.us and are available upon request from the Planning Division at 714 754-5245.*

- Distribution: Deputy City Attorney
Deputy City Manager- Dev. Svcs. Director
City Engineer
Fire Protection Analyst
Raja Subhuman, Associate Engineer
Staff (4)
File (2)

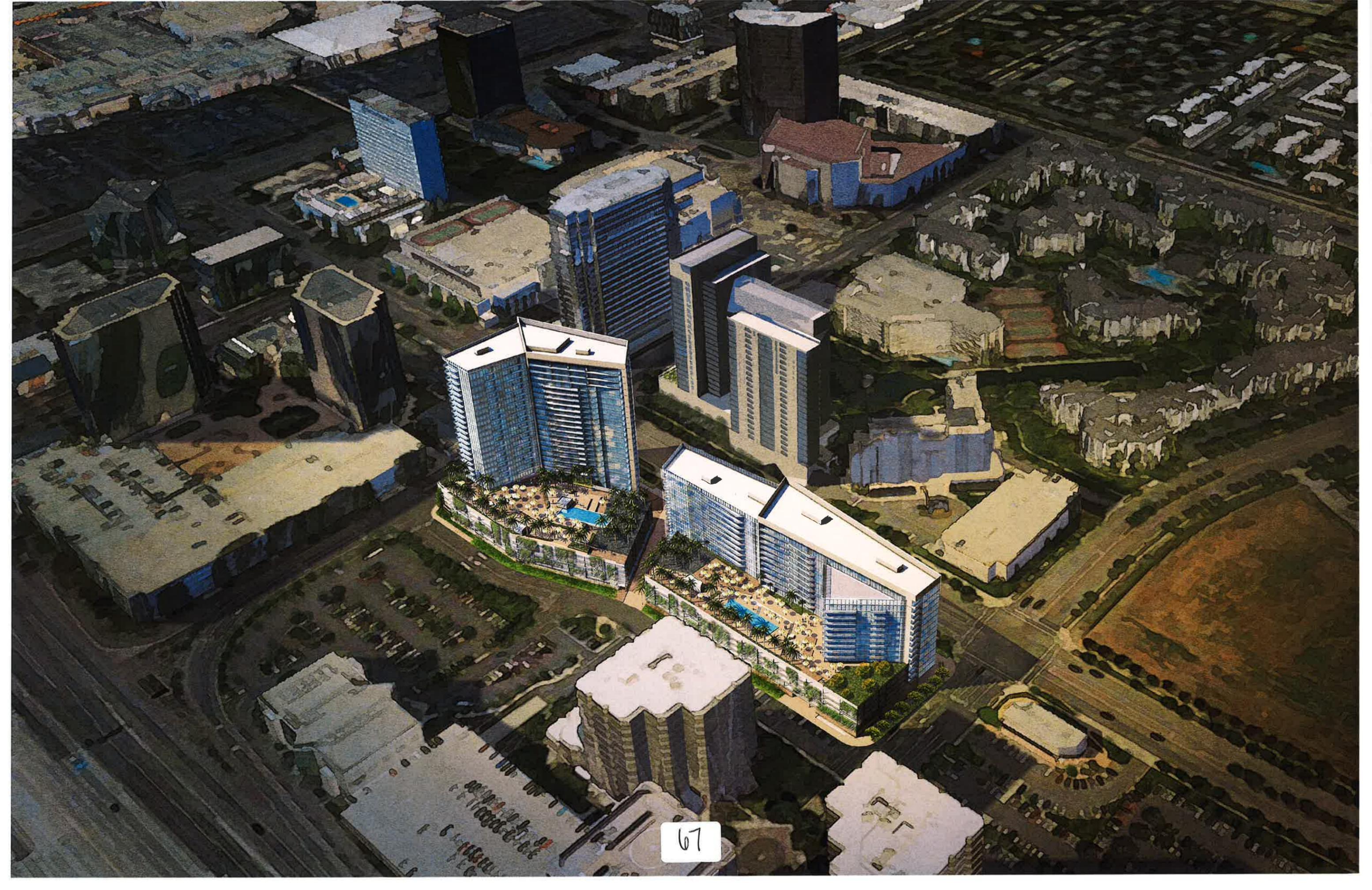
George M.K. Sakioka
J.K. Sakioka Company
14850 Sunflower Avenue
Santa Ana, CA 92707

Patrick Tooley (two copies)
Wilson Meany Sullivan
11150 Santa Monica Blvd, #230
Los Angeles, CA 90025

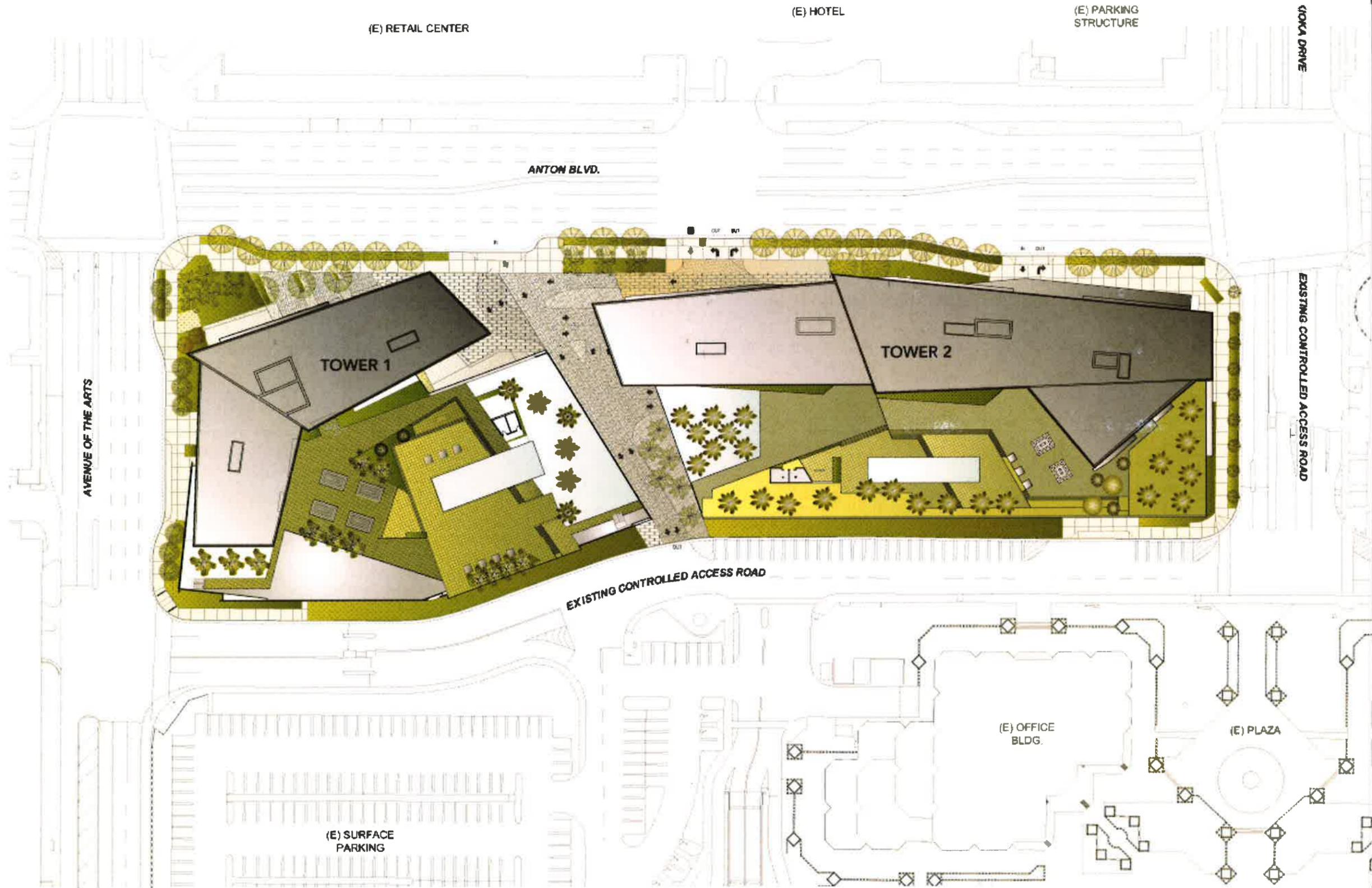




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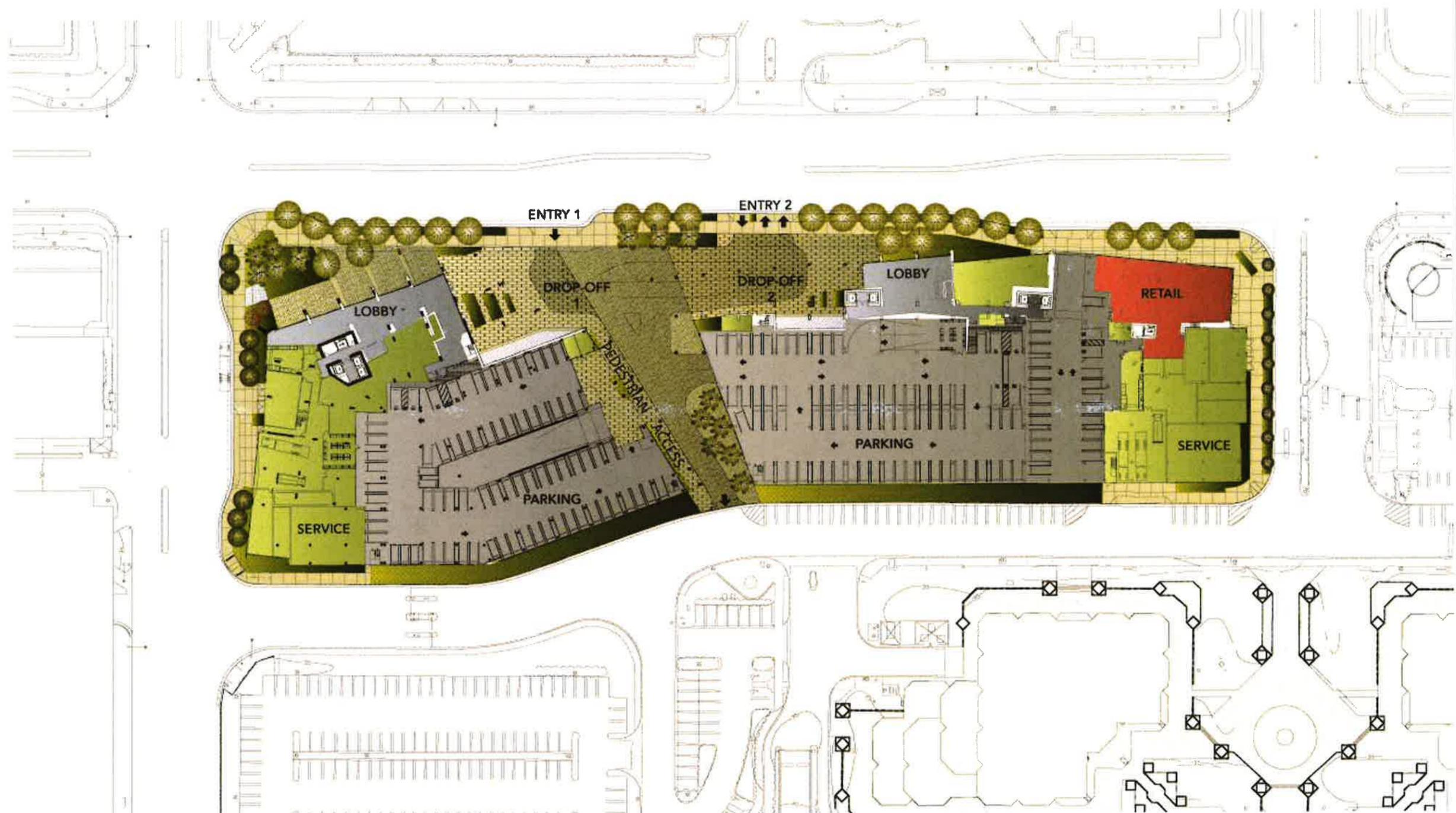


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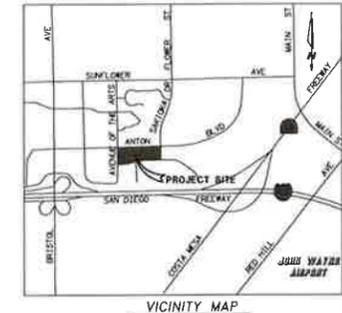
AMENITY LEVEL PLAN

68



OVERALL GROUND FLOOR PLAN

TECHNICAL SITE PLAN
 IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
 FOR TRACT 17207



Symphony Towers



605 C 606 ANTON BLVD COSTA MESA CA

OWNER
 STOCKBRIDGE / MCC SOUTH COAST LLC
 J.K. SANDOZ COMPANY / AMS GRAC LLC

DEVELOPER
 WILSON MEANY SULLIVAN
 150 WILSHIRE BOULEVARD, SUITE 340
 SANTA MONICA, CA 90401
 310.382.9300

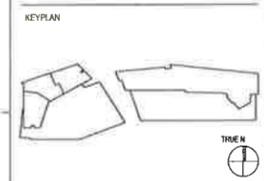
ARCHITECT
 WARDL ARCHITECTS, LLP
 725 MARKET STREET, 2ND FL
 SAN FRANCISCO, CA 94103
 415.455.5888

STRUCTURAL ENGINEER
 MAGNUSON KLEINEMIC ASSOCIATES
 1301 FIFTH AVENUE, SUITE 3200
 SEATTLE, WA 98101
 206.252.1200

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER
 CB ENGINEERS
 440 10TH STREET
 SAN FRANCISCO, CA 94103
 415.437.7330

CIVIL ENGINEER
 FUSCO ENGINEERING
 1895 VON KARMAN BLVD 100
 IRVINE, CA 92606
 949.474.1980

NO	DESCRIPTION	DATE
1	FINAL MASTER PLAN	06/07/2007
2	FINAL MASTER PLAN UPDATE	06/17/2007



STAMP

SCALE AS SHOWN
 DATE AUGUST 17, 2007
 DRAWN BY MD

TECHNICAL SITE PLAN

C1

NOTES

- FLOOD HAZARD ZONE:
 THE PROJECT SITE IS LOCATED IN FLOOD ZONE X.
 ZONE X:
 AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
 (FROM MAP NO. 08059C0205SH, REVISED ON FEBRUARY 18, 2004)
- MULTIPLE FINAL MAPS MAY BE FILED ON THIS TENTATIVE TRACT MAP.
- SITE SUMMARY:
 EXISTING ZONE: PLANNED DEVELOPMENT COMMERCIAL (PDC) - NORTH COSTA MESA SPECIFIC PLAN
 PROPOSED ZONE: PLANNED DEVELOPMENT COMMERCIAL (PDC) - NORTH COSTA MESA SPECIFIC PLAN
 GENERAL PLAN DESIGNATION: URBAN CENTER COMMERCIAL
 PROPOSED USE: RESIDENTIAL MIXED USE

NOTES (CONT.)

- EXISTING EASEMENTS ON SITE TO BE OUTCLAIMED AND RELOCATED AS NECESSARY TO CONTINUE UTILITY SERVICE.
- NON-EXCLUSIVE PRIVATE RECIPROCAL EASEMENTS & AGREEMENTS FOR ALL UTILITY CONSTRUCTION, SERVICE, AND MAINTENANCE FOR THE MUTUAL BENEFIT OF ALL EXISTING AND PROPOSED USES TO BE EXECUTED AND RECORDED.

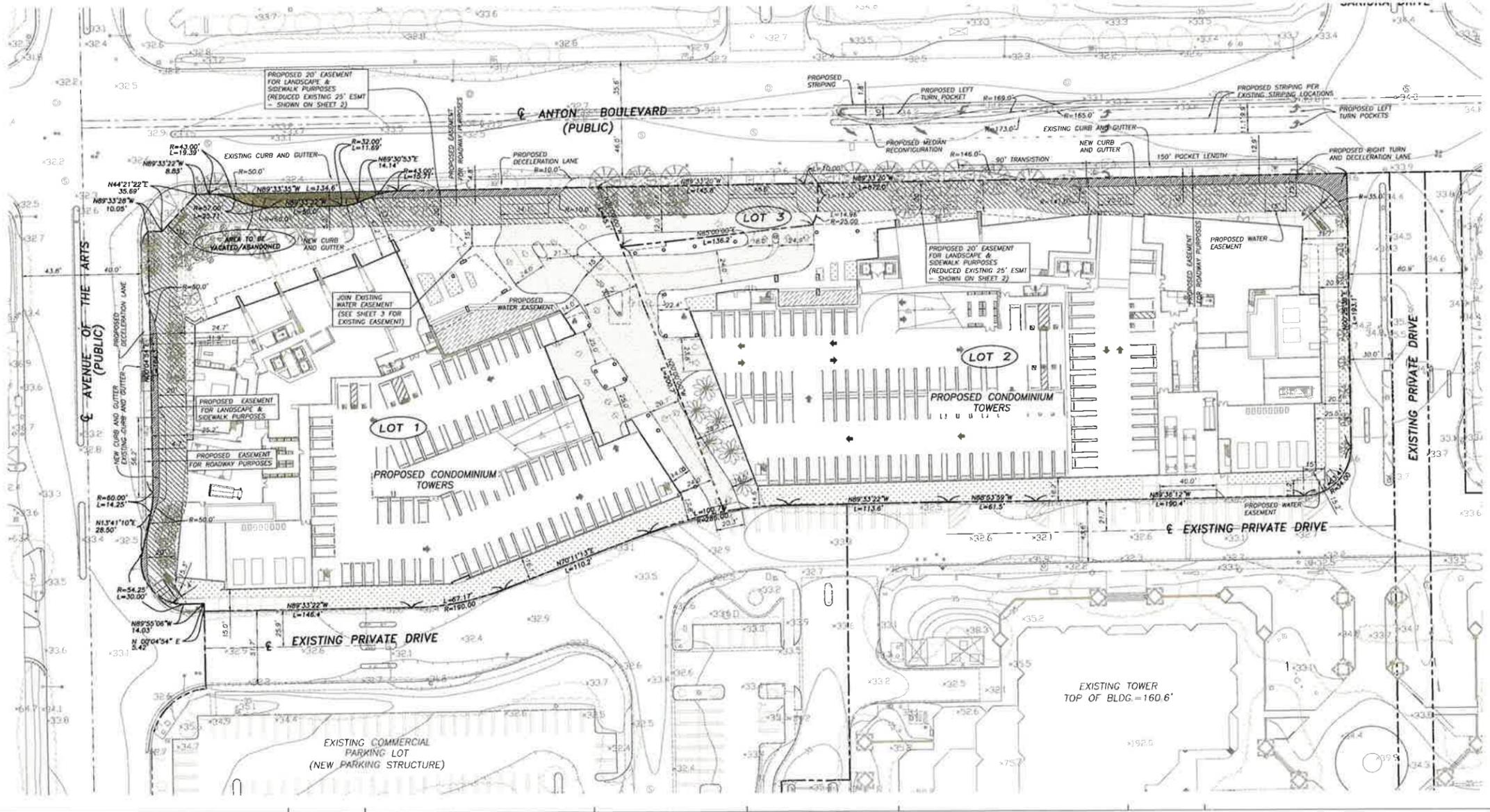
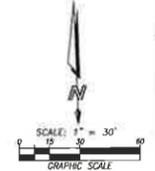
ACREAGE

*GROSS ACREAGE:	211,869.7 S.F.	= 4.86 ACRES
**NET ACREAGE:	212,790.2 S.F.	= 4.88 ACRES
LOT 1:	101,098.9 S.F.	= 2.32 ACRES
LOT 2:	105,470.8 S.F.	= 2.42 ACRES
LOT 3:	5,300.0 S.F.	= 0.12 ACRES

AREA TO BE VACATED:
 920.5 S.F. = 0.021 ACRES
 *GROSS ACREAGE DOES NOT INCLUDE THE AREA TO BE VACATED/ABANDONED.
 **NET ACREAGE INCLUDES THE AREA TO BE VACATED/ABANDONED.

LEGEND

- PROPERTY LINE
- - - STREET CENTERLINE
- - - EXISTING EASEMENTS
- - - PROPOSED EASEMENTS
- PROPOSED LOTLINE
- ▨ EASEMENT AREA FOR DRIVEWAY PURPOSES
- ▨ AREA TO BE VACATED
- ▨ EASEMENT AREA FOR LANDSCAPE AND SIDEWALK PURPOSES



TECHNICAL SITE PLAN – CONSTRAINTS MAP
IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
TRACT NO. 17207

BENCH MARK:

DESIGNATION: CM-30-81
 NAVD 88 HEIGHT: 35.472 (1)
 COUNTY OF ORANGE, P.F.R.D./ GEOMATICS – LAND INFORMATION SYSTEMS
 VERTICAL CONTROL DATA – C.L.S. 1995 ADJUSTMENT
 DESCRIBED BY OCS 1991 AT THE SOUTH END OF THE WEST HEADWALL OF THE BRIDGE OVER A FLOOD CONTROL CHANNEL AT THE NORTHWEST CORNER OF SUNFLOWER AVENUE AND FLOWER STREET, 31.4 FT. WEST OF THE CENTERLINE OF FLOWER STREET

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ANTON BOULEVARD SHOWN ON TRACT NO. 10950, MM 515/1-8, AS 'N 89°33'22" W'

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS COMMITMENT IS IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON LOT LINE ADJUSTMENT NO. LL-05-03, RECORDED SEPTEMBER 19, 2005, AS INSTRUMENT NO. 05-738603, OF OFFICIAL RECORDS.

TITLE INFORMATION:

THE LEGAL DESCRIPTION AND TITLE ITEMS LISTED BELOW ARE FROM A PROFORMA ALTA OWNER'S POLICY ISSUED BY CHICAGO TITLE COMPANY, ORDER NO. 71075434-359, DATED APRIL 26, 2007

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
 2. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, EITHER OR BOTH POLE LINES AND CONDUITS
- RECORDED: NOVEMBER 8, 1984 IN BOOK 408, PAGE 448, DEEDS
 AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
 CANNOT BE PLOTTED PER DOCUMENT

EASEMENTS:

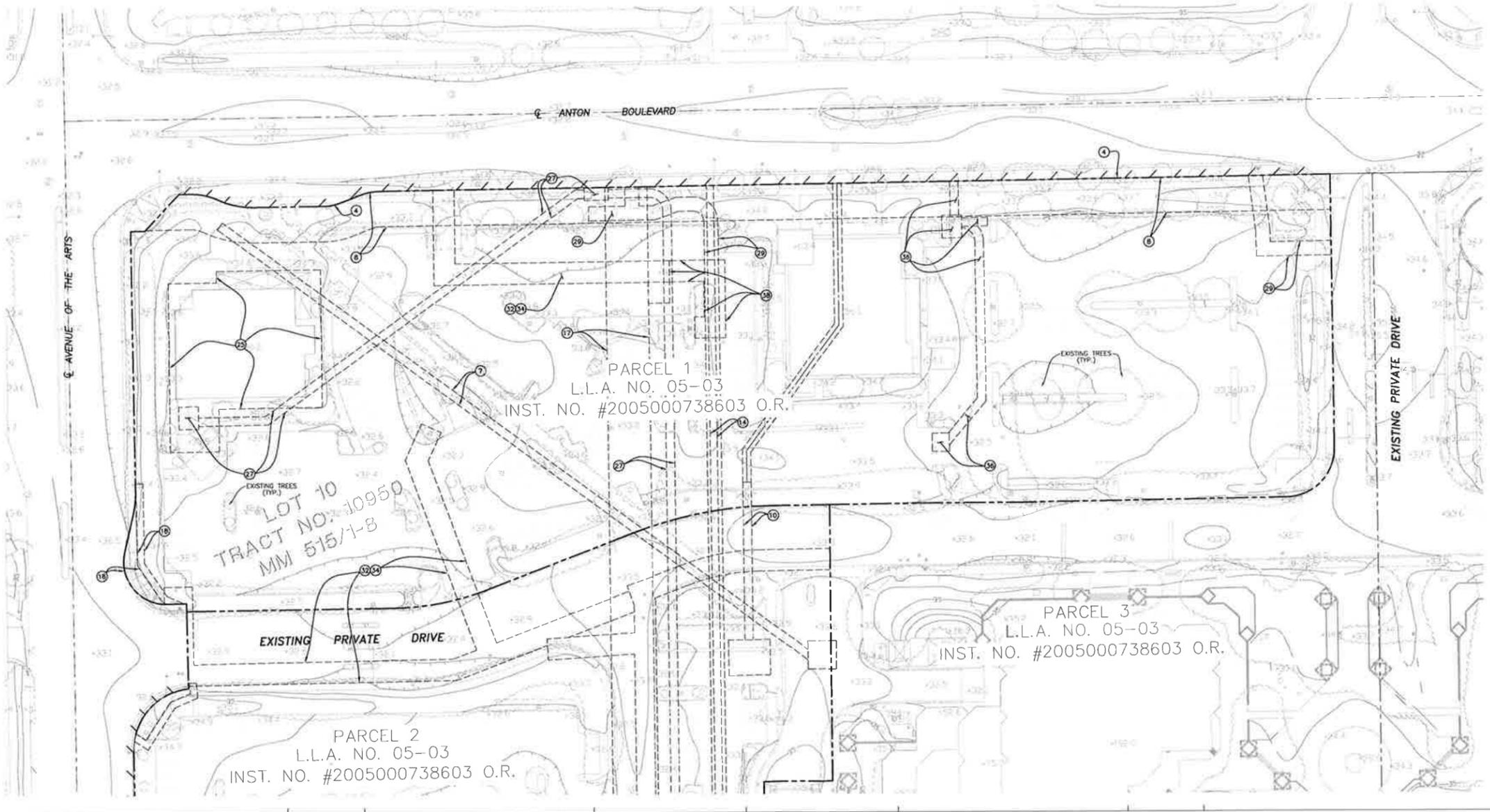
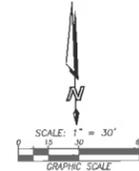
4. THE DEDICATION TO THE CITY OF COSTA MESA OF ALL VEHICULAR ACCESS RIGHTS TO ANTON BOULEVARD, EXCEPT AT STREET INTERSECTIONS AND APPROVED DRIVEWAY LOCATIONS AS RECITED ON THE MAP OF TRACT NO. 10950 RECORDED IN BOOK 515, PAGES 1-8 INCLUSIVE OF MISCELLANEOUS MAPS. AFFECTS ALL PARCELS (DEDICATION TO BE VACATED/ABANDONED)
7. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
 PURPOSE: POLE LINES AND CONDUITS
 RECORDED: NOVEMBER 8, 1983 AS INSTRUMENT NO. 83-515830, OFFICIAL RECORDS
 AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN (EASEMENT TO BE RELOCATED)
8. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
 PURPOSE: SIDEWALK, LANDSCAPING
 RECORDED: JANUARY 4, 1984 AS INSTRUMENT NO. 84-3372, OFFICIAL RECORDS
 AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN (EASEMENT TO REMAIN)
10. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
 PURPOSE: POLE LINES AND CONDUITS
 RECORDED: JULY 5, 1984 AS INSTRUMENT NO. 84-277640, OFFICIAL RECORDS
 AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN (EASEMENT TO BE OBTAINED - AS REQUIRED)
14. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "SECOND RESTATED AND AMENDED DECLARATION ESTABLISHING RECIPROCAL EASEMENTS" EXECUTED BY AND BETWEEN SAKOKA & SONS, A CALIFORNIA GENERAL PARTNERSHIP, AS SUCCESSORS TO SAKOKA FARMS, INC., A CALIFORNIA CORPORATION, ROY K. SAKOKA, INCORPORATED, A CALIFORNIA CORPORATION AND CURIO-ENGLAND CO., A CALIFORNIA JOINT VENTURE, RECORDED MAY 25, 1989 AS INSTRUMENT NO. 89-277972 OF OFFICIAL RECORDS.
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

- NOTE 1: THE INTEREST OF CURIO-ENGLAND (BUILDING 10) CO., A CALIFORNIA GENERAL PARTNERSHIP UNDER SAID RECIPROCAL EASEMENT AGREEMENT HAS BEEN ASSIGNED TO CURIO ENGLAND (BUILDING 10) CO., A CALIFORNIA GENERAL PARTNERSHIP AND PACIFIC SOUTHWEST REALTY CO., A DELAWARE CORPORATION AS TENANTS IN COMMON BY ASSIGNMENT WHICH RECORDED MAY 25, 1989 AS INSTRUMENT NO. 89-277975 OF OFFICIAL RECORDS.
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- NOTE 2: THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN A DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION OF SECOND RESTATED AND AMENDED DECLARATION ESTABLISHING RECIPROCAL EASEMENTS" EXECUTED BY AND BETWEEN CURIO-ENGLAND CO. L.P., A CALIFORNIA LIMITED PARTNERSHIP AND COPLEY INVESTORS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, RECORDED AUGUST 3, 1998 AS INSTRUMENT NO. 98-522207 OF OFFICIAL RECORDS.
- NOTE 3: THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN A DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION OF SECOND RESTATED AND AMENDED DECLARATION ESTABLISHING RECIPROCAL EASEMENTS" EXECUTED BY AND BETWEEN COPLEY INVESTORS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP AND BREC/SOUTH COAST L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, RECORDED AUGUST 3, 1998 AS INSTRUMENT NO. 98-522208 OF OFFICIAL RECORDS.
- NOTE 4: DOCUMENTS DECLARING MODIFICATIONS THEREOF RECORDED AUGUST 3, 1998 AS INSTRUMENT NO. 98-522209 OF OFFICIAL RECORDS AND RECORDED JANUARY 26, 2000 AS INSTRUMENT NO. 00-45962 AND RECORDED APRIL 28, 2000 AS INSTRUMENT NO. 00-220862, ALL OF OFFICIAL RECORDS (EASEMENT TO BE RELOCATED)
10. AN AMENDMENT TO EASEMENT DEED WAS RECORDED NOVEMBER 12, 2002 AS INSTRUMENT NO. 02-1004220, OFFICIAL RECORDS (EASEMENT TO REMAIN)
10. AN AMENDMENT TO EASEMENT DEED WAS RECORDED NOVEMBER 12, 2002 AS INSTRUMENT NO. 02-1004222, OFFICIAL RECORDS (EASEMENT TO BE OBTAINED)

25. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS AS SET FORTH THEREIN AS DISCLOSED BY A DOCUMENT.
 LESSOR: B.R.L.E. SOUTH COAST LLC, A DELAWARE LIMITED LIABILITY COMPANY
 LESSEE: BRINKER RESTAURANT CORPORATION, A DELAWARE CORPORATION
 RECORDED: APRIL 15, 2000 AS INSTRUMENT NO. 00-197968, OFFICIAL RECORDS
 NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.
 (EASEMENT TO BE OBTAINED)
27. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
 PURPOSE: PUBLIC UTILITIES
 RECORDED: JUNE 16, 2000 AS INSTRUMENT NO. 00-317896, OFFICIAL RECORDS
 AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN (EASEMENT TO BE RELOCATED)
29. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
 PURPOSE: COMMUNICATION FACILITIES
 RECORDED: NOVEMBER 15, 2000 AS INSTRUMENT NO. 00-623827, OFFICIAL RECORDS
 AFFECTS: THOSE PORTIONS OF SAID LAND AS DESCRIBED THEREIN (EASEMENT TO BE RELOCATED)
32. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
 PURPOSE: PIPELINE OR PIPELINES, WITH INCIDENTAL ORDINARY AND NECESSARY APPURTENANCES AND CONNECTIONS
 RECORDED: MAY 15, 2001 AS INSTRUMENT NO. 01-312816, OFFICIAL RECORDS
 AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN (EASEMENT TO BE OBTAINED)
34. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
 PURPOSE: PIPELINE OR PIPELINES, WITH INCIDENTAL ORDINARY AND NECESSARY APPURTENANCES AND CONNECTIONS
 RECORDED: MAY 15, 2001 AS INSTRUMENT NO. 01-312824, OFFICIAL RECORDS
 AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN (EASEMENT TO BE OBTAINED)

LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- EXISTING EASEMENTS
- PROPOSED LOTLINE



Symphony Towers



OWNER:
 STOCKBRIDGE / MCC SOUTH COAST LLC
 J.K. SAKOKA COMPANY / AMS CRAIG LLC

DEVELOPER:
 WILSON MEANY SULLIVAN
 100 WILSHIRE BOULEVARD, SUITE 940
 SANTA MONICA, CA 90401
 310.382.9300

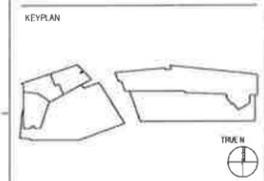
ARCHITECT:
 HANDEL ARCHITECTS, LLP
 735 MARKET STREET, 2ND FL
 SAN FRANCISCO, CA 94103
 415.486.5588

STRUCTURAL ENGINEER:
 MAGUISSON KLEMENCIC ASSOCIATES
 1301 FIFTH AVENUE, SUITE 3300
 SEATTLE, WA 98101
 206.252.1200

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:
 CB ENGINEERS
 440 10TH STREET
 SAN FRANCISCO, CA 94103
 415.437.7330

CIVIL ENGINEER:
 FLUSCOE ENGINEERING
 16795 VON KARMAN SUITE 100
 IRVINE, CA 92606
 949.474.1900

NO.	DESCRIPTION	DATE
1	FINAL MASTER PLAN	06 07 2007
2	FINAL MASTER PLAN UPDATE	08 17 2007



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SCALE: AS SHOWN
DATE: AUGUST 17, 2007
DRAWN BY: MC

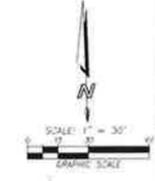
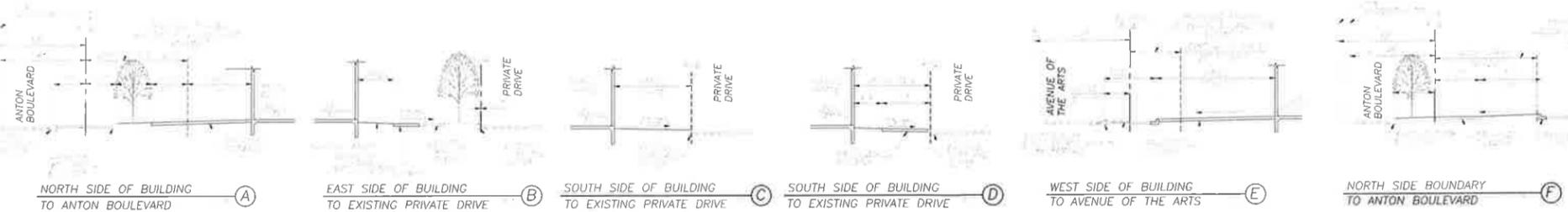
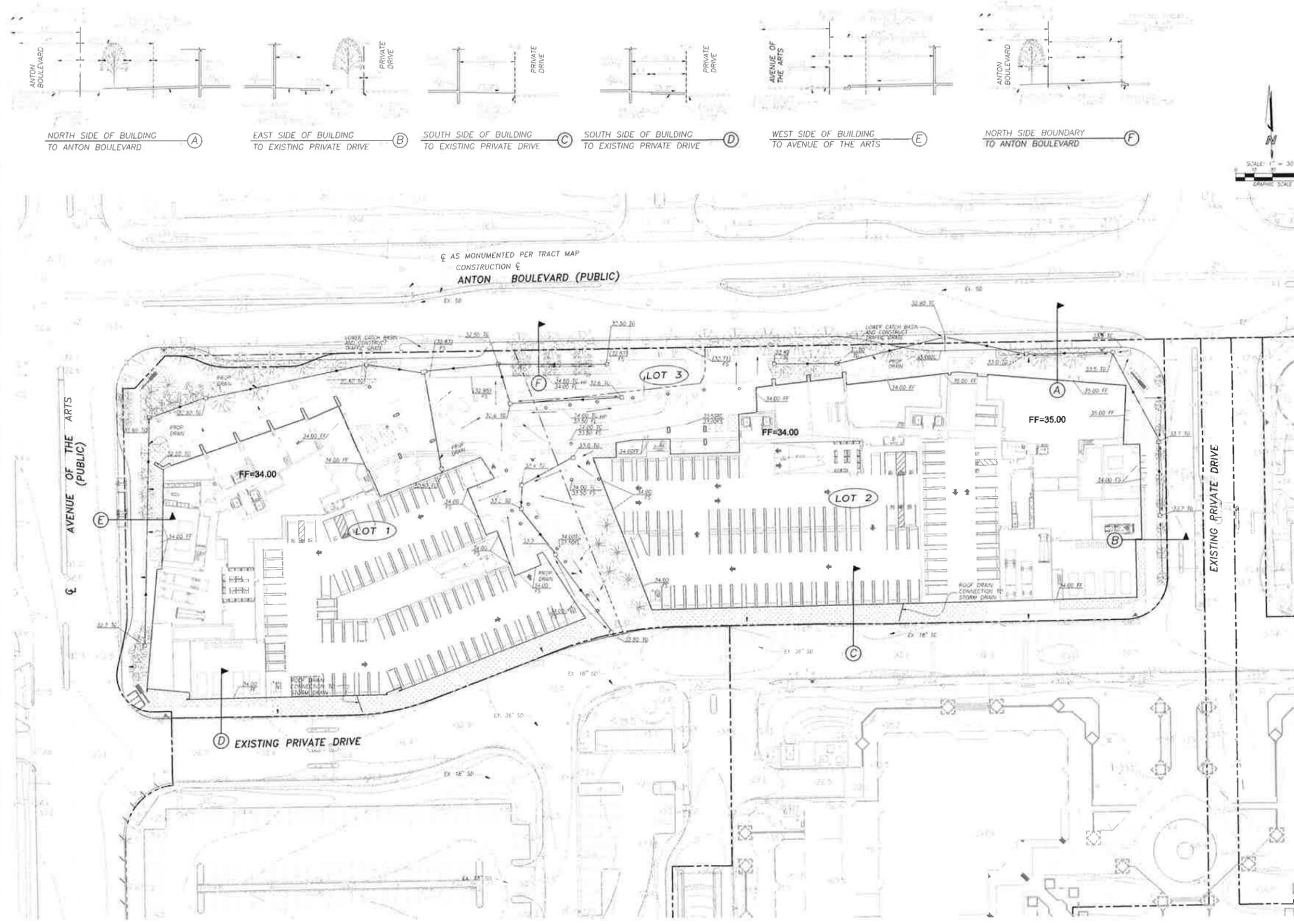
SITE PLAN CONSTRAINTS MAP

C2

PRELIMINARY GRADING PLAN
 IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
 FOR TRACT 17207

LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- PROPOSED LOTLINE



Symphony Towers



585 C 685 ANTON BLVD COSTA MESA CA

OWNER
 STOCKBRIDGE / MCC-SOUTH COAST LLC
 J.R. SARIKKA COMPANY / AMS CRAIG LLC

DEVELOPER
 WILSON MEANY SULLIVAN
 100 WILSHIRE BOULEVARD, SUITE 940
 SANTA MONICA, CA 90401
 310-382-9000

ARCHITECT
 HANDEL ARCHITECTS LLP
 725 MARKET STREET, 2ND FL
 SAN FRANCISCO, CA 94103
 415-455-5588

150 VARICK ST., 8TH FL
 NEW YORK, NY 10013
 212-595-4112

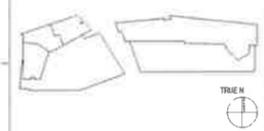
STRUCTURAL ENGINEER
 MAGNUSON KLEMEVIC ASSOCIATES
 1365 FIFTH AVENUE, SUITE 2000
 SEATTLE, WA 98101
 206-252-1200

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER
 CB ENGINEERS
 449 10TH STREET
 SAN FRANCISCO, CA 94103
 415-437-7300

CIVIL ENGINEER
 FUSCO ENGINEERING
 18795 VONKARMAN SUITE 100
 IRVINE, CA 92606
 949-474-1980

NO.	DESCRIPTION	DATE
	FINAL MASTER PLAN	06/07/2007
	FINAL MASTER PLAN UPDATE	08/17/2007

KEYPLAN

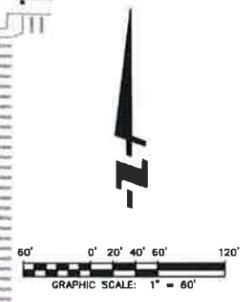
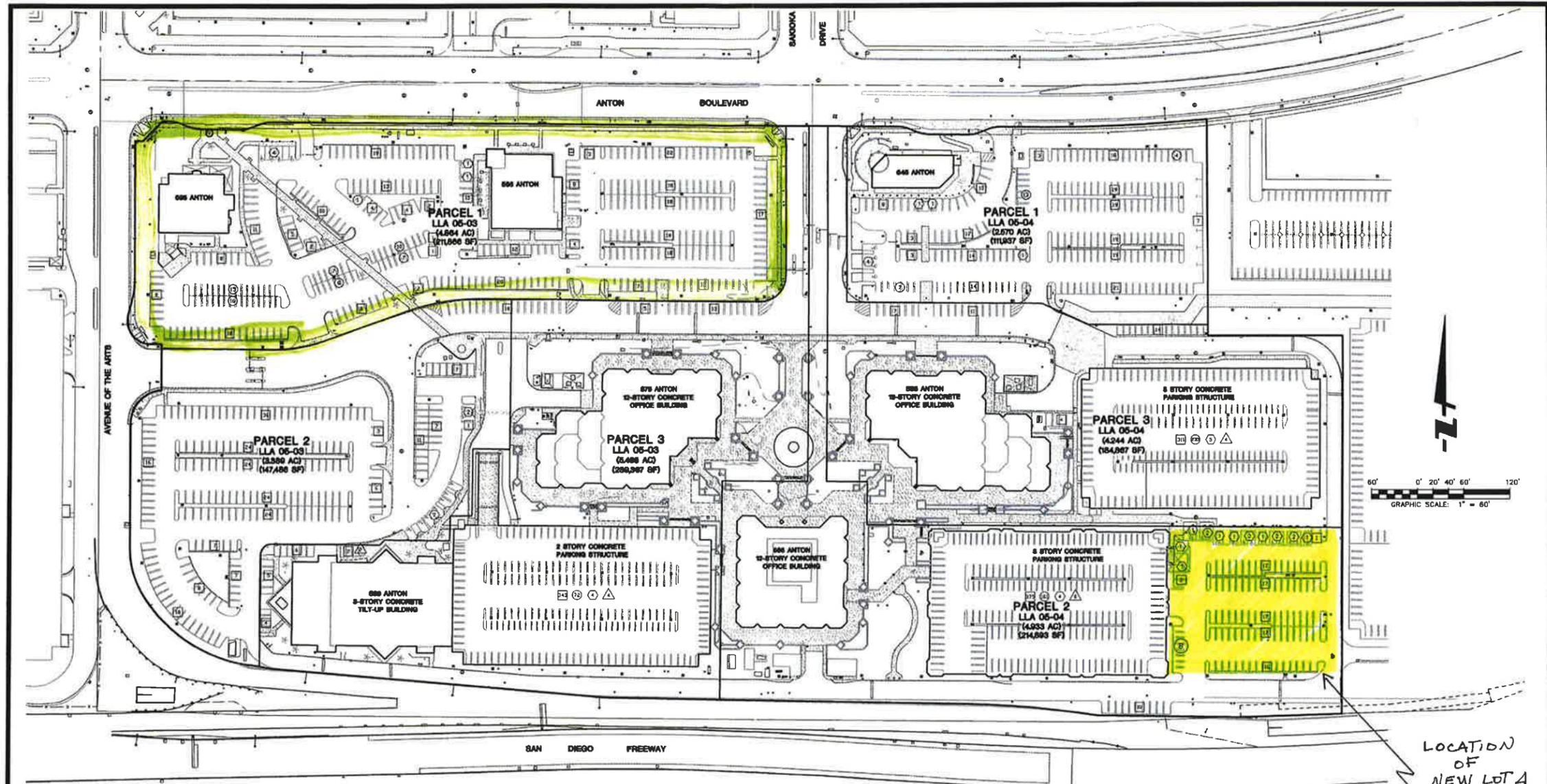


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SCALE AS SHOWN
 DATE AUGUST 17, 2007
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PRELIMINARY GRADING PLAN

C3



PARKING STALL COUNTS:

PARCEL # NUMBER	OUTSIDE PARKING				GARAGE PARKING SPACES				TOTALS
	REGULAR	COMPACT	HANDICAPPED	MOTORCYCLE	REGULAR	COMPACT	HANDICAPPED	MOTORCYCLE	
LLA 05-03 PARCEL 1	303	64	6	0	0	0	0	0	373
LLA 05-03 PARCEL 2	229	0	9	0	0	0	0	0	238
LLA 05-03 PARCEL 3	43	0	0	2	343	72	4	4	468
LLA 05-04 PARCEL 1	189	25	6	0	0	0	0	0	220
LLA 05-04 PARCEL 2	97	8	15	0	379	161	4	0	664
LLA 05-04 PARCEL 3	36	0	0	0	311	235	5	4	591
TOTALS	897	97	36	2	1033	468	13	8	2554

LEGEND:

- INDICATES REGULAR PARKING SPACES
- ◻ INDICATES COMPACT PARKING SPACES
- Ⓜ INDICATES HANDICAPPED PARKING SPACES
- Ⓜ INDICATES MOTORCYCLE PARKING SPACES

Jerry L. Uselton
 JERRY L. USELTON, L.S. 5347
 LICENSE EXPIRES 12/31/13



LOCATION
 OF
 NEW LOT A
 STRUCTURE
 220 NET
 NEW
 PARKING
 SPACES

NO.	DATE	REVISION
1	11/7/13	UPDATED PARKING COUNT

PARKING EXHIBIT
SOUTH COAST METRO CENTER
COSTA MESA, CALIFORNIA



DATE: 11-5-13
 SCALE: 1" = 40'
 FN: 70301end-Pyk.dwg
 JN: 703.02.01
 DRAWN BY: C.L.S.
 CHECKED BY: J.U.
SHEET 1 OF 1



PLANNING COMMISSION

AGENDA REPORT

VI.1

MEETING DATE: OCTOBER 12, 2009

ITEM NUMBER

SUBJECT: TIME EXTENSION FOR PLANNING APPLICATION PA-07-29, FOR SYMPHONY TOWERS REPLACEMENT PARKING STRUCTURE AT 531 ANTON BOULEVARD

DATE: SEPTEMBER 17, 2009

FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, AIA, SENIOR PLANNER
(714) 754-5610

DESCRIPTION

The proposed request is a time extension request for Planning Application PA-07-29 for the Symphony Towers Replacement Parking Structure which included the following entitlements:

- Final Master Plan for a three-level parking structure (total 342 parking spaces) at South Coast Metro Center, 531 Anton Boulevard in a PDC zone.
- Minor Conditional Use Permit for a deviation from shared parking requirements and maximum number of compact parking requirement.

APPLICANT

Patrick B. Tooley is the authorized agent for Wilson Meany Sullivan.

RECOMMENDATION

Approve the time extension to be valid to October 8, 2012 by adoption of Planning Commission resolution, subject to conditions of approval.


MINOO ASHABI, AIA
Senior Planner


KHANH NGUYEN
Acting Asst. Development Svs. Director

BACKGROUND

This is the second time extension request for the parking structure related to development of the Symphony Towers project. The parking structure site is located at 531 Anton Boulevard, just south and east of existing parking structures. The parking site is within a larger project site owned by RREEF America / REIT II Corporation, which includes three 12-story office buildings, 24-hour Fitness Health Club, two restaurant buildings, and a 4,000 square foot retail center. The two vacant restaurant buildings totaling 17,529 square feet are proposed to be demolished to accommodate the Symphony Towers high-rise residential project.

On October 8, 2007, Planning Commission approved Final Master Plan PA-07-18 for the Symphony Towers high-rise residential project. This proposal consists of a maximum of 484 residential condominiums within a 26-story (Tower I) and 16-story high-rise building (Tower II), two six-level parking structures containing a total of 1,040 parking stalls, and an additional 6,000 square feet of ancillary retail in Tower II.

On January 14, 2008, Planning Commission approved the Final Master Plan PA-07-29 for the replacement parking structure.

On January 12, 2009, Planning Commission approved a one-year time extension for PA-07-29 through January 14, 2010.

The Planning Commission staff report and meeting minutes for the Symphony Towers project and the parking structure can be viewed on the City's website at the links below:

October 8, 2007, Planning Commission Report:

<http://www.ci.costa-mesa.ca.us/council/planning/2007-10-08/100807PA0718VT17207.pdf>

October 8, 2007, Planning Commission Minutes:

http://www.ci.costa-mesa.ca.us/council/planning/pm_071008.pdf

January 14, 2008, Planning Commission Report:

<http://www.ci.costa-mesa.ca.us/council/planning/2008-01-14/011408PA0729.pdf>

January 14, 2008, Planning Commission Meeting Minutes:

http://www.ci.costa-mesa.ca.us/council/planning/pm_080114.pdf

January 12, 2009, Planning Commission Report:

<http://www.ci.costa-mesa.ca.us/council/planning/2009-01-12/011209PA0729TimeExt.pdf>

The tentative tract map approval was valid for two years. However, Senate Bill 1185 was passed in July 2008 which allowed the two-year approval period for maps to be automatically extended an additional year. Subsequently, Assembly Bill 333 was passed in July 2009 which allowed an additional two-year extension. Therefore the expiration date of the Symphony Towers and Vesting Tentative Tract Map PA-07-18/VT-17207 were extended to October 8, 2012.

DISCUSSION

Time Extension Request

The applicant has requested a time extension until October 8, 2012 to coincide with the approval time of the Symphony Towers project. The project entitlements include:

- Final Master Plan for a three-level parking structure containing a total of 342 parking spaces at 531 Anton Boulevard. The structure will replace surface parking spaces that are eliminated due to construction of the Symphony Towers High-Rise residential project at 585/595 Anton Boulevard.
- Minor Conditional Use Permit for a deviation from shared parking requirements and also for the provision of a maximum 10 percent of compact parking (34 compact spaces) in the new structure.

Justification for Approval of Time Extension Request

Staff supports the request for the time extension for the vesting parcel map and final master plan for the following reasons:

- The previously-approved Planning Application PA-07-29 is in substantial compliance with the requirements of the North Costa Mesa Specific Plan, and the Zoning Code.
- The previously-approved master plan and minor conditional use permit have not changed. The proposed time extension will allow the applicant to proceed with the project implementation of the Symphony Towers project that has been on hold because of the current housing market.

ALTERNATIVES:

If the time extension is not approved, the applicant would not be able to obtain building permits to proceed with construction of the project. The entitlement for the Symphony Towers tentative tract map and master plan would still be valid until October 8, 2012.

ENVIRONMENTAL DETERMINATION

Final Program EIR No. 1052 was prepared in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines. The Final Program EIR analyzed the Symphony Towers high-rise residential project along with four other development projects. Council certified the Program EIR on November 21, 2006. The proposed time extension is within the scope of the EIR analysis.

CONCLUSION

Since the Symphony Towers project has been delayed due to the housing market, the parking structure does not need to be constructed at this time. The time extension will allow the applicant to retain the approval of this project consistent with the Symphony Towers approval.

Attachments: 1. Planning Commission Resolution
 2. Vicinity Map
 3. Approved Plans

Distribution: Assistant City Attorney
 Acting Development Svs. Director
 Public Works Director
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

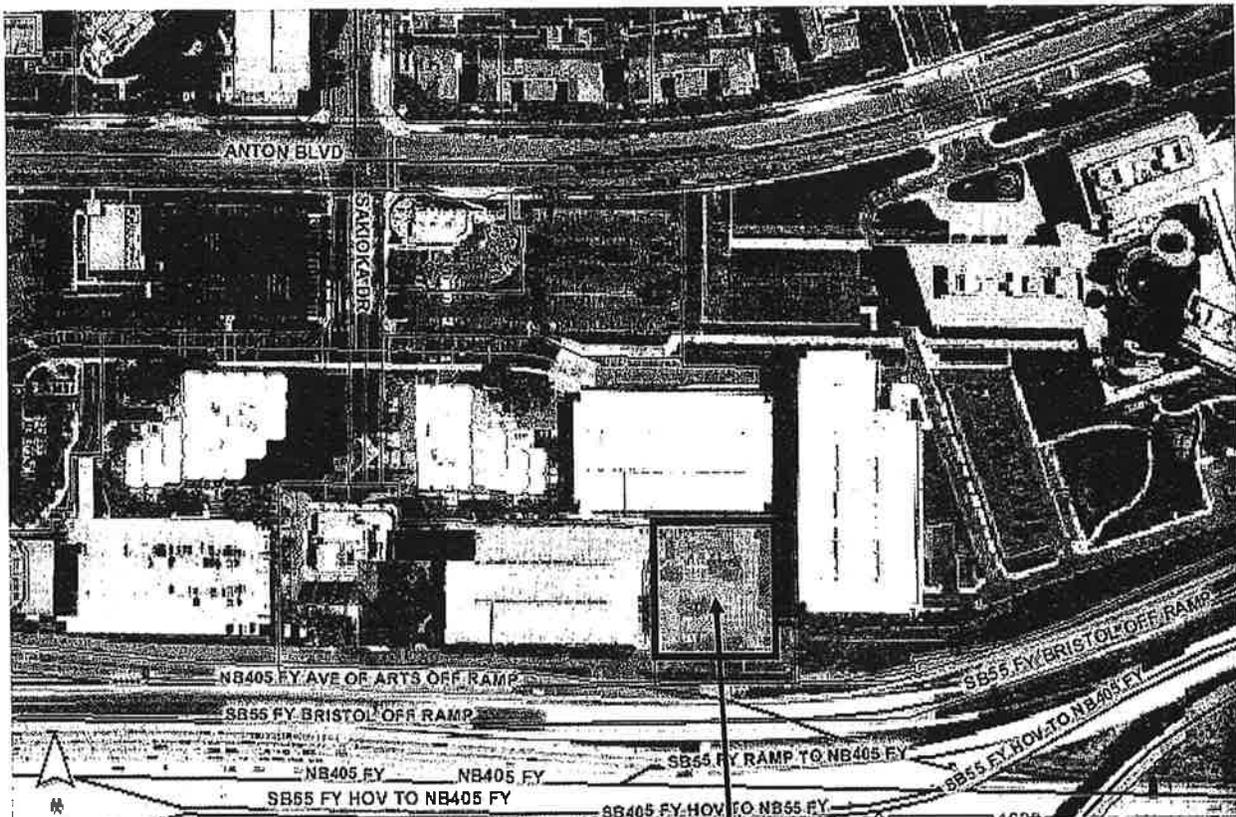
cc: George Sakioka
 J.K. Sakioka Company
 14850 Sunflower Ave.
 Santa Ana, CA 92707

Patrick Tooley
Wilson Meany Sullivan
100 Wilshire Blvd. Suite 940
Santa Monica, CA 90401

Marks McAdams
RREEF America REIT II Corp.
575 Anton Blvd., Suite 550
Costa Mesa, CA 92626

File: 101209PA0729TimeExt	Date: 091709	Time: 4:45 p.m.
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VICINITY MAP
PA-07-29
531 ANTON BLVD.



Project Site

PROJECT:
Symphony Towers
Replacement Parking Structure 'B'
531 Anton Boulevard, Costa Mesa, CA

Developer

Wilson Meany Sullivan

100 Wilshire Boulevard, Suite 940
 Santa Monica, CA 90401

Land Owner

RREEF America REIT II Corp. CCCC

575 Anton Boulevard, Suite 550
 Costa Mesa, CA 92626

PROJECT TEAM:



Architect

Innovative Design Group, Inc.

17048 Sky Park Circle, Suite D
 Irvine, California 92614
 949.263.5070



BPA Group

Structural Engineer

BPA Group, Inc.

16271 McDermott Street West, Suite A
 Irvine, California 92614
 949.955.0011



FUSCOE
 ENGINEERING

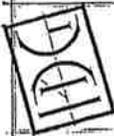
Civil Engineer

FuscoE Engineering

Suite 100 - 16795 Von Karman
 Irvine, CA 92606
 949.474.1960

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 CITY OF COSTA MESA
 DEVELOPMENT SERVICES DEPARTMENT
 DEC 27 2007

PA-07-09
 01-14-08



DESIGN FIRM
 12345 Main Street
 Suite 100
 San Francisco, CA 94102
 Phone: (415) 555-1234
 Fax: (415) 555-5678
 Email: info@designfirm.com

BPA Group
 6789 Market Street
 San Francisco, CA 94102
 Phone: (415) 555-9012
 Fax: (415) 555-3456
 Email: info@bpa.com

FUSCOE
 10101 California Street
 San Francisco, CA 94122
 Phone: (415) 555-7890
 Fax: (415) 555-2345
 Email: info@fuscoe.com

WILSON MEYER SULLIVAN
 12345 Market Street
 San Francisco, CA 94102
 Phone: (415) 555-6789
 Fax: (415) 555-1234
 Email: info@wms.com

RRREEE America REIT II Corp.
 555 California Street
 San Francisco, CA 94102
 Phone: (415) 555-4321
 Fax: (415) 555-8765
 Email: info@rrreee.com

Symphony
 6789 Market Street
 San Francisco, CA 94102
 Phone: (415) 555-3210
 Fax: (415) 555-7654
 Email: info@symphony.com



PROJECT DATA
 PROJECT NAME: [REDACTED]
 PROJECT ADDRESS: [REDACTED]
 OWNER: [REDACTED]
 DESIGNER: [REDACTED]
 DATE: [REDACTED]

SCOPE OF WORK
 The scope of work includes the preparation of preliminary site plan, site plan, and site plan for the proposed development. The scope of work also includes the preparation of the site plan for the proposed development.

BUILDING CODE DATA
 BUILDING CODE: [REDACTED]
 ZONING: [REDACTED]
 HEIGHT: [REDACTED]
 AREA: [REDACTED]

GOVERNING CODES
 ALL CITY ORDINANCES, LOCAL ORDINANCES, AND REGULATIONS.

PROJECT CONTACTS
 PROJECT MANAGER: [REDACTED]
 DESIGNER: [REDACTED]
 DATE: [REDACTED]

SHEET INDEX
 SHEET NO. 1 OF 1
 SHEET TITLE: [REDACTED]

ABBREVIATIONS
 [REDACTED]

SYMBOLS
 [REDACTED]

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 DEVELOPMENT SERVICES DEPARTMENT
 DEC 27 2011

A1.1



INNOVATIVE DESIGN GROUP
 1000 California Street, Suite 1000
 San Francisco, CA 94108
 Tel: 415.774.1234
 Fax: 415.774.1235
 www.innovative-design.com

BPA Group
 875 California Street, Suite 1000
 San Francisco, CA 94108
 Tel: 415.774.1234
 Fax: 415.774.1235
 www.bpa.com

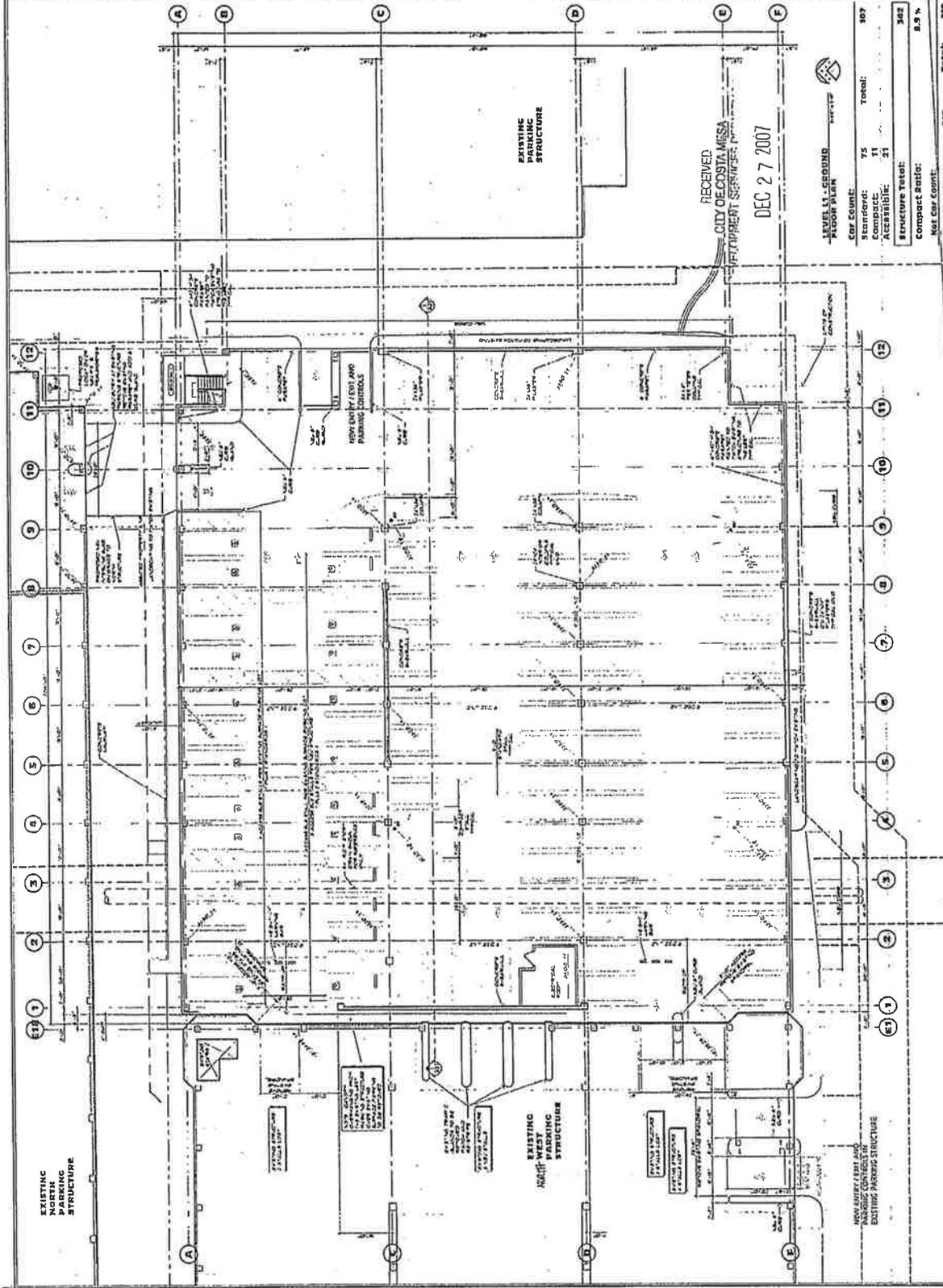
FUSCOE
 1000 California Street, Suite 1000
 San Francisco, CA 94108
 Tel: 415.774.1234
 Fax: 415.774.1235
 www.fuscoe.com

**WILSON
 MEANY
 SULLIVAN**
 Wilson Meany Sullivan
 1000 California Street, Suite 1000
 San Francisco, CA 94108
 Tel: 415.774.1234
 Fax: 415.774.1235
 www.wms.com

**RREEF America
 REIT II Corp.
 CCCC**
 REEF America REIT II Corp.
 1000 California Street, Suite 1000
 San Francisco, CA 94108
 Tel: 415.774.1234
 Fax: 415.774.1235
 www.reef.com

**Symphony
 Towers
 Structure 'B'**
 Replacement Structure
 531 Anton Boulevard
 Costa Mesa, CA

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 PLANNING SERVICES
 DEC 27 2007

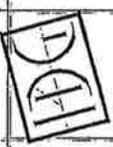


LEVEL L1 - GROUND FLOOR PLAN

Car Count:	76	Total:	197
Removal:	11		
Accessibile:	21		
Structure Total:	342		
Compact Ratio:	8.9 %		

Net Car Count: 342 Total: 270
 New Structure: 119
 Existing / Displaced: 119
 West Structure: 112
 North Structure: 0

A2.1



INNOVATIVE DESIGN GROUP
 2727 S. GARDEN AVENUE, SUITE 200
 ANAHEIM, CA 92805
 TEL: 714.771.1100
 WWW.IDGARCHITECTS.COM

BPA Group
 BPA Group Inc.
 5150 CENTRAL EXPRESSWAY, SUITE 100
 ANAHEIM, CA 92805
 TEL: 714.771.1100
 WWW.BPAGROUP.COM

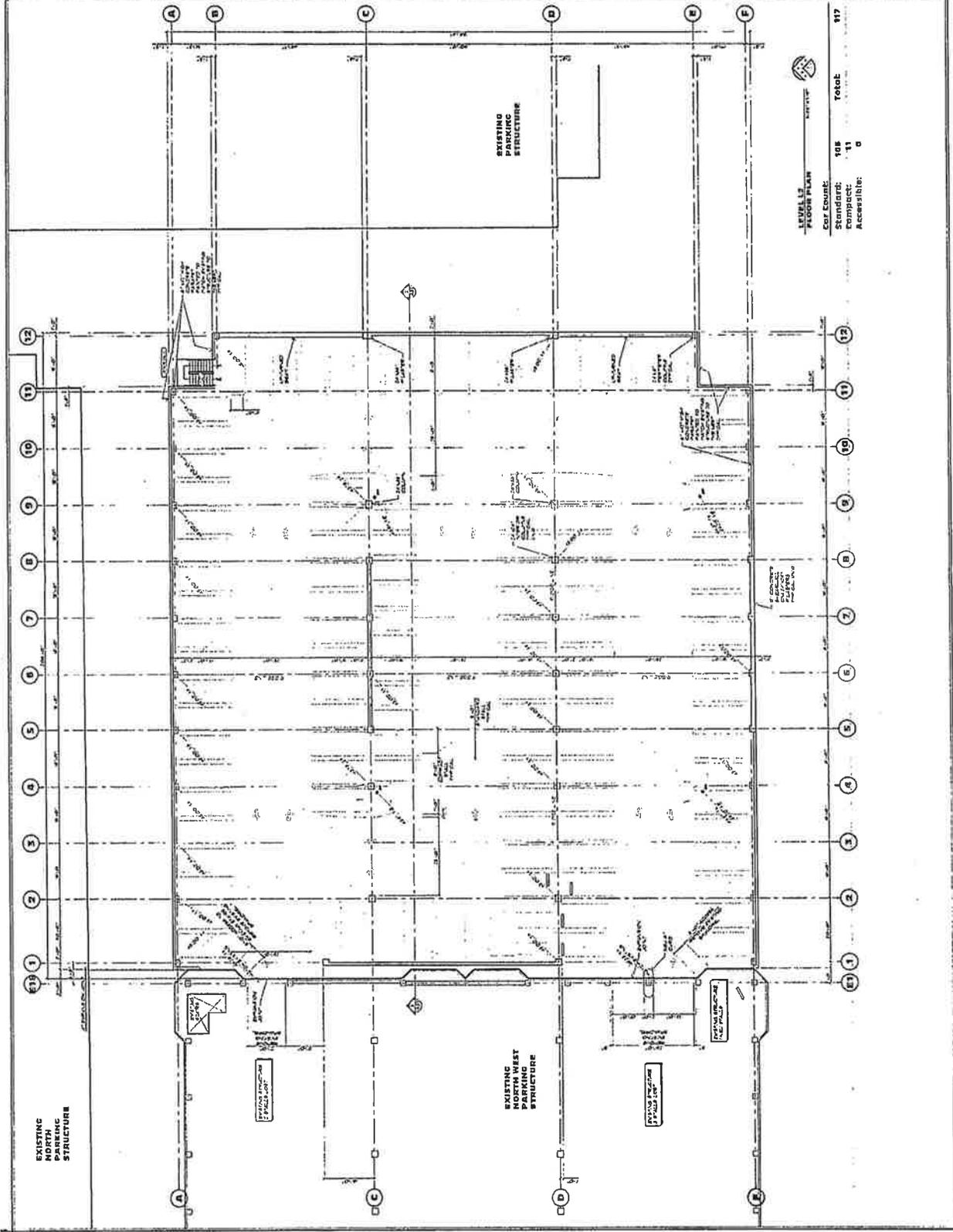
FUSCOE
 FUSCOE ARCHITECTS
 10000 WILSON AVENUE, SUITE 100
 ANAHEIM, CA 92805
 TEL: 714.771.1100
 WWW.FUSCOEARCHITECTS.COM

**WILSON
MEYER
SULLIVAN**
 WILSON MEYER SULLIVAN
 2727 S. GARDEN AVENUE, SUITE 200
 ANAHEIM, CA 92805
 TEL: 714.771.1100
 WWW.WMSA.COM

**RREEFF America
REIT II Corp.
CCC**
 1127 AVENUE OF THE STARS, SUITE 1000
 FALLS CHURCH, VA 22044
 TEL: 703.441.1100
 WWW.RREEFF.COM

**Symphony
Towers
Structure 'B'**
 Replacement Structure
 531 Arden Boulevard
 Costa Mesa, CA
 TEL: 714.771.1100
 WWW.SYMPHONYTOWERS.COM

LEVEL L2 FLOOR PLAN
 117



LEVEL L2 FLOOR PLAN

Car Count:	Total
Standard: 106	117
Compact: 11	
Accessible: 0	



Massachusetts Public Works
 222 State Street
 Boston, MA 02109
 Tel: 617-725-2000
 Fax: 617-725-2001

BPA Group
 875 State Street
 Boston, MA 02109
 Tel: 617-552-3300
 Fax: 617-552-3301

FUSCOE
 100 State Street
 Boston, MA 02109
 Tel: 617-552-3300
 Fax: 617-552-3301

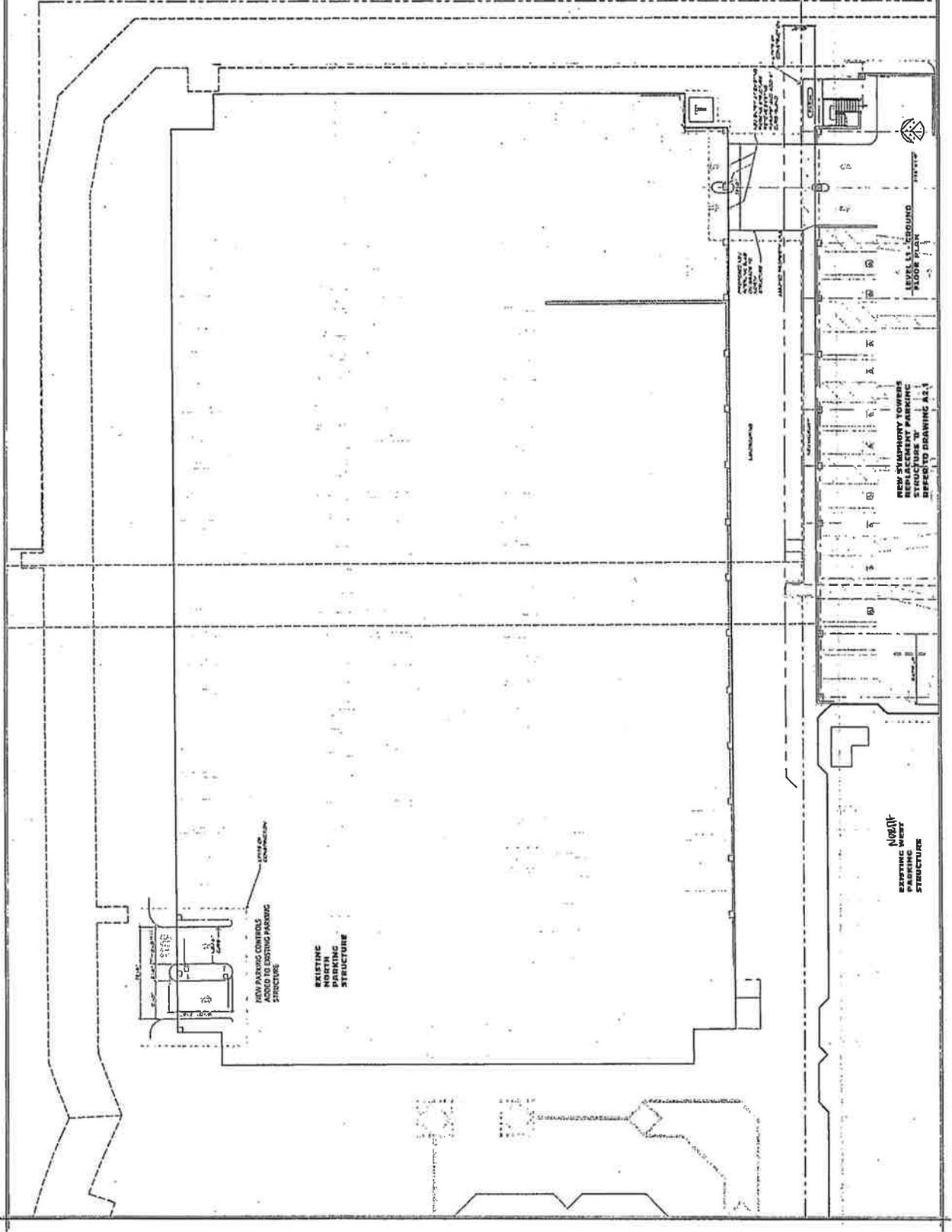
**WILSON
MEANY
SULLIVAN**
 220 State Street
 Boston, MA 02109
 Tel: 617-552-3300
 Fax: 617-552-3301

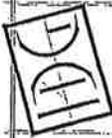
**TRREEF America
REIT Corp.**
 100 State Street
 Boston, MA 02109
 Tel: 617-552-3300
 Fax: 617-552-3301

**Symphony
Towers
Parking
Structure 'B'**
 (Replacement Structure)
 574 Jackson Boulevard
 Boston, MA 02109

NO. 1	DATE	DESCRIPTION
1	10/1/00	ISSUED FOR PERMITTING
2	10/1/00	ISSUED FOR PERMITTING
3	10/1/00	ISSUED FOR PERMITTING
4	10/1/00	ISSUED FOR PERMITTING
5	10/1/00	ISSUED FOR PERMITTING
6	10/1/00	ISSUED FOR PERMITTING
7	10/1/00	ISSUED FOR PERMITTING
8	10/1/00	ISSUED FOR PERMITTING
9	10/1/00	ISSUED FOR PERMITTING
10	10/1/00	ISSUED FOR PERMITTING

A2.4
 EXISTING NORTH
PARKING STRUCTURE
GROUND FLOOR PLAN





Innovative Design Group
 10000 Wilshire Blvd, Suite 1000
 Los Angeles, CA 90024
 Tel: 310.277.1234
 Fax: 310.277.1235
 www.idg.com

BPA Group
 BPA Group
 10000 Wilshire Blvd, Suite 1000
 Los Angeles, CA 90024
 Tel: 310.277.1234
 Fax: 310.277.1235
 www.bpa.com

FUSCOE
 FUSCOE
 10000 Wilshire Blvd, Suite 1000
 Los Angeles, CA 90024
 Tel: 310.277.1234
 Fax: 310.277.1235
 www.fusco.com

**WILSON
MEANY
SULLIVAN**
 Wilson Meany Sullivan
 10000 Wilshire Blvd, Suite 1000
 Los Angeles, CA 90024
 Tel: 310.277.1234
 Fax: 310.277.1235
 www.wms.com

**RRF America
REIT II Corp.
CCCC**
 RRF America REIT II Corp.
 10000 Wilshire Blvd, Suite 1000
 Los Angeles, CA 90024
 Tel: 310.277.1234
 Fax: 310.277.1235
 www.rrf.com

**Symphony
Towers
Parking
Structure 'B'**
 Replacement Structure
 531 Anton Boulevard
 Costa Mesa, CA

NO. 1
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA ELECTRICAL CODE.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE AND THE CALIFORNIA PLUMBING CODE.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE CODE AND THE CALIFORNIA SAFETY CODE.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL CODE AND THE CALIFORNIA AIR QUALITY CODE.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LAND USE CODE AND THE CALIFORNIA ZONING CODE.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA HISTORIC PRESERVATION CODE AND THE CALIFORNIA MONUMENTS PRESERVATION CODE.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CULTURAL HERITAGE CODE AND THE CALIFORNIA HISTORIC MONUMENTS PRESERVATION CODE.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ANTI-CORRUPTION CODE AND THE CALIFORNIA ANTI-CORRUPTION ACT.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ANTI-TRUST CODE AND THE CALIFORNIA ANTI-TRUST ACT.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ANTI-COMMERCE CODE AND THE CALIFORNIA ANTI-COMMERCE ACT.
 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ANTI-UNFAIR TRADE PRACTICES CODE AND THE CALIFORNIA ANTI-UNFAIR TRADE PRACTICES ACT.
 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ANTI-UNFAIR COMPETITION CODE AND THE CALIFORNIA ANTI-UNFAIR COMPETITION ACT.

NO. 2
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA ELECTRICAL CODE.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE AND THE CALIFORNIA PLUMBING CODE.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE CODE AND THE CALIFORNIA SAFETY CODE.
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NO. 3
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA ELECTRICAL CODE.
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 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE CODE AND THE CALIFORNIA SAFETY CODE.
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BUILDING SECTIONS & ELEVATIONS
A3.1

