PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JUNE 22, 2015 **ITEM NUMBER:** PH-4

SUBJECT: **PLANNING APPLICATION PA-15-13 AND TENTATIVE TRACT MAP NO. TT-17869 FOR A 32-UNIT LIVE/WORK DEVELOPMENT AT 1672 PLACENTIA AVENUE**

DATE: **JUNE 11, 2015**

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

PRESENTATION BY: **MEL LEE, SENIOR PLANNER**

FOR FURTHER INFORMATION CONTACT: **MEL LEE, AICP (714) 754-5611**
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DESCRIPTION

The proposed project involves the following:

1. ***Planning Application PA-15-13:*** Urban Master Plan development for 32 three-story, live/work units located in the MG zone and Mesa West Bluffs Urban Plan with the following deviations from the Mesa West Bluffs Urban Plan standards:

   - Minor Modification to allow for a deviation for main building separation. (10 feet required; 8'-0" proposed).

   The proposed units feature two-car garages, roof decks, and a minimum work space of 250 square feet on the ground floor. The proposal exceeds the Code required parking by two spaces (96 spaces required; 98 spaces proposed).

2. ***Tentative Tract Map TT-17869:*** The subdivision of the 1.8-acre property for ownership units for condominium purposes.

APPLICANT

The applicant is Melia Homes, representing Maria Chan, the property owner.

RECOMMENDATION

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

PLANNING APPLICATION SUMMARY

Location: 1672 Placentia Avenue **Application:** PA-15-13 and TT-17869

Request: 32 live/work units and a tentative tract map

SUBJECT PROPERTY:

Zone: MG
General Plan: Light Industrial
Lot Dimensions: 174 FT X 461 FT
Lot Area: 1.8 Acres (80,212 SF)
Existing Development: Boat storage yard & 4,000 SF building (to be demolished)

SURROUNDING PROPERTY:

North: Surrounding properties
South: are zoned MG and
East: contain industrial buildings
West: and uses.

DEVELOPMENT STANDARD COMPARISON – Mesa West Bluffs Urban Plan

Development Standard	Required/Allowed	Proposed/Provided
Lot Size:		
Lot Width	NA	174 FT
Lot Area	NA	1.8 Acres (80,212 SF)
Density/Intensity:		
Floor Area Ratio (FAR)	1.0 (80,212 SF)	.97 (76,360 SF)
Coverage (Development Lot)		
Buildings	NA	28,544 SF
Paving	NA	30,104 SF
Coverage (Total Site)	72,191 (90%)	58,648 (73%)
Open Space (Total Site – Not Including Decks)	8,212 SF (10%)	21,502 SF (27%)
Min. Work Space	250 SF	250 SF
Building Height	4 Stories/60 FT	3 Stories + Deck/40 FT
Chimney Height	2 FT Above Max. Bldg. Ht.	NA
Distance Between Main Buildings	10 FT	8 FT (1)
Setbacks		
Front	10 FT	10 FT
Side (left/right)	0 FT/0 FT	6 FT/ 6 FT
Rear	0 FT	35 FT
Parking		
Tenant	48	64 (Two-Car Garages)
Guest	48	34 (Open and Carport Parking)
TOTAL	96 Spaces	98 Spaces
Interior garage dimension	Minimum 20 FT	Minimum 20 FT
Park Fees	$434,000.00 (Est.)	
Traffic Impact Fees	$52,042.00 (Est.)	
(1) Minor Modification Requested for separation between buildings. NA = Not Applicable or No Requirement		
CEQA Status	15332, In-Fill Development	
Final Action	Planning Commission	

BACKGROUND

Project Site/Environs

The subject property is currently occupied by The Boat Yard and is used for the outdoor storage of boats. On-site operations consist of the outdoor storage of boats and the occasional minor maintenance (sanding, painting and interior work) of boats; according to the property owner (Ms. Maria Chan), no engine work is conducted on-site. Four additional tenants occupy units in the on-site building. These tenants store personal gear and boat supplies and there is one wood working shop. In addition to the current structure, the subject property is also improved with an asphalt-paved area on the western side of the subject property, and a gravel covered area on the southern and western sides of the subject property.

According to the applicant, the subject property was developed with the existing improvements between 1947 and 1953. The subject property was previously occupied by a plumbing contractor from the 1950's to early 1980's, and has been operated as a boat storage yard since 1984. Surrounding properties consist of a light industrial business park to the north; a light industrial building to the south; an RV parking lot to the east; and a light industrial business park across Placentia Avenue to the west. The subject site and surrounding properties are zoned MG (General Industrial) and have a General Plan Land Use Designation of Light Industry. The properties are also located within the Mesa West Bluffs Urban Plan.

The environmental documentation provided by the applicant indicate that no major remediation efforts which would require State agency oversight have been identified.

Urban Plan Screening Request

Because the proposed 32-unit live/work project activates the development standards of the Mesa West Bluffs Urban Plan, the project was screened by the City Council on October 7, 2014, before the development application was submitted to the City. The purpose of the screening was for Council to determine the following:

- Does the project meet City Council's expectations for projects in the Urban Plan Area?
- Does City Council have any comments on the required deviations?

The City Council determined that the project met the expectations for the Urban Plan. Below is a summary of the City Council comments:

- No concern with the requested reduction in building separation;
- Obtain Sanitary District approval for on-site circulation for trash trucks;
- The work portion of the live/work units needs to be maintained for work purposes only;
- Provide code-compliant full-size parking spaces on-site (i.e., no compact parking spaces and fully dimensioned covered (carport) spaces; and
- No deviations from open space requirements are to be allowed.

- Applicant asked for feedback regarding undergrounding utilities; Council did not expressly indicate that utilities were required or not required to be undergrounded for this project. Additional information provided by the applicant as to why the utilities cannot be undergrounded is attached to this report (Attachment 3).

The City Council agenda and screening report can be found at the below link:

http://www.costamesaca.gov/modules/showdocument.aspx?documentid=15845

ANALYSIS

Live/Work

The Mesa West Bluffs Urban Plan defines a live/work unit as a mixed-use development composed of commercially or service-oriented joint work and living quarters in the same building, where typically the primary use is a place of work and where there are separately designated residential and work areas. A live/work unit consists of: (a) living/sleeping area, kitchen, and restroom facilities in conformance with the California Building Code and (b) adequate workspace accessible from the living area, reserved for and used by the resident(s). The live/work unit types are summarized in the following table:

Live/Work Unit Type Summary

	Plan 1	*Plan 2*
Unit Size (Not Including Garage)	1,940 Sq. Ft.	1,994 Sq. Ft.
Total No. of Units	18	14
No. Bedrooms and Baths	3 Bed, 2.5 Bath	2-3 Bed, 2.5 Bath
Workspace Area	253 Sq. Ft., 1/2 Bath	250 Sq. Ft., 1/2 Bath
No. of Stories	3 Stories + Roof Deck	3 Stories + Roof Deck
No. of Garage Spaces	2	2
No. of Carport Spaces	0	1
No. of Covered Spaces (Total)	78	
No. of Open Spaces (Total)	20	
Total Parking	98 Spaces	

Site Design

The site design consists of a "u" shaped private street from Placentia Avenue 25 feet in width, which provides vehicle access to the units as well as circulation for emergency vehicles and trash trucks. The Plan 1 units, which are detached, are located on the outer portion of the site; the Plan 2 Units, which consists of two attached duplex units, are on the interior portion of the site. A central recreation area consisting of a covered barbeque patio is also proposed. The detached Plan 1 Units will have a "storefront' look along the Placentia Avenue frontage, with the remaining units oriented towards the internal drives and walkways within the development. All of the live/work units are three stories and would include roof decks, patios and balconies, and two-car garages. The

Plan 2 Units have a guest/customer carport parking space with accordion doors that access the first floor workspace.

Building Architecture

The proposed architecture is a contemporary design with stucco walls and accent siding, painted metal finishing, recessed panels, horizontal metal railings along the rooftop and balconies, and sectional garage doors. Private balconies and roof decks are proposed for all of the live/work units.

Building Separation

The Mesa West Bluffs Urban Plan identifies a separation of 10 feet between buildings. The project would deviate from the building separation requirement in that 8 of the Plan 1 Units are proposed to be placed 8 feet apart and the Plan 2 Units are proposed to be placed 8'-2" apart. The project developer is requesting approval of a deviation from this requirement as part of Urban Master Plan PA-15-13, which is discussed later in this report.

On-Site Parking

As noted in the table above, the proposed development exceeds the Code-required parking by 2 parking spaces (96 parking spaces required; 98 parking spaces provided). No compact parking stalls are proposed. The open parking spaces are located between the Plan 1 Units, adjacent to the common recreation area, and to the rear of the site. A condition of approval requires these spaces to be unassigned and available for guests/tenants of the development. Additionally, the covered carports for the Plan 2 Units will also be made available for guests/tenants of the development. The residential garages and carports comply with the minimum interior dimensions per code. The vehicular circulation has been reviewed and approved by the City's Transportation Services Division.

Perimeter Walls/Fences

The existing masonry wall(s) will be protected around the perimeter of the site and modified in areas as identified on the site plan and in the manner meeting approval by the Development Services Director. A decorative 6-foot high interior fence is required to be constructed abutting property owner(s) to the north (1690 Placentia Avenue) to incorporate a screen along the existing wall of the building abutting the project site to the north, to lessen the visual impacts of the existing building wall to Units 4 through 9 on the subject property. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner to prevent side-by-side walls/fences with gaps in between them.

Setbacks

The proposed project satisfies all required building setbacks along the street frontage and the side yards. The side yard setback is at least 6 feet, which exceeds the minimum 0 foot setback required by code. The building setback along Placentia Avenue is 10 feet,

which provides adequate space for specimen trees and a substantial landscape buffer from the public right-of-way.

Tentative Tract Map

The tentative tract map proposed is for a condominium subdivision. All common areas including the driveway and parking spaces will be commonly used and maintained by a homeowners association.

Traffic/Trip Generation

The Transportation Division completed a trip generation analysis comparing the proposed project to existing conditions and General Plan conditions at full build out. The projections (454 daily trips) indicate that the proposed development would generate more trips compared to the existing light manufacturing use of the building and the potential General Plan build out pursuant to the General Plan land use designations. The project was not required to submit a traffic study but will be subject to traffic impact fees (estimated at $52,042.00).

Land use	Density/Intensity	AM	PM	Daily
Proposed Live/Work Units – blended office/retail	32 Units/.97 FAR	38	48	454
Existing Use (The Boatyard)	4,000 SF Bldg.	4	4	28
General Plan Build Out (MG Zoning)	28,892 SF Bldg.	26	27	196

Noise

The Urban Plan encourages live/work developments to be compatible with the surrounding industrial/commercial context. The project must also comply with the City of Costa Mesa's interior noise standard of 45 dBA CNEL for single and multi-family residential land use. To comply with the interior noise standard the units must provide sufficient exterior to interior noise attenuation to reduce the interior noise exposure to acceptable levels. According to the Mesa West Bluffs Urban Plan, the exterior noise standards for live/work and multi-family units do not apply to any balconies, roof decks, or terraces, regardless of size.

A condition of approval has been incorporated requiring a "Notice to Buyers" disclosing that the project is located within an area designated as Light Industry in the City of Costa Mesa General Plan and is subject to existing and potential annoyances or inconveniences associated with industrial land uses, including but not limited to, operational characteristics such as hours of operation, delivery schedules, outdoor activities, and noise and odor generation.

GENERAL PLAN, ZONING CODE, AND URBAN PLAN CONFORMANCE

The proposed project involves a Master Plan for a mixed-use development which is considered a conditional use. Pursuant to an approved Master Plan, the proposed project would be in conformance with the following planning documents:

- General Plan
- Zoning Code
- Mesa West Bluffs Urban Plan/Mixed-Use Overlay Zone

Conformance with the City of Costa Mesa General Plan

Future development of all land within the City of Costa Mesa is guided by the General Plan adopted in 2002. The Land Use Element of the General Plan directs long-range development in the City by indicating the location and extent of development to be allowed. The General Plan sets forth land use goals, policies, and objectives that guide new development. The General Plan land use designation for the project area is Light Industry.

In April 2006, the City's General Plan was amended to allow mixed-use development projects within the Mesa West Bluffs Urban Plan area. The General Plan identifies the Mixed-Use Overlay Zoning District as a compatible zoning district in the Light Industrial land use designation. Redevelopment of the subject property relates to the conversion of underutilized nonresidential properties into residential development, and is therefore consistent with the General Plan.

The following analysis evaluates the proposed project's consistency with specific goals, and objectives of the General Plan, Land Use Element.

- **Goal LU-1: Land Use:** *It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and to ensure the long term viability and productivity of the community's natural and man-made environments.*

  Consistency: The live/work project will provide a variety of uses, including live/work units on a site formally dedicated to industrial use. The project would create a varied land use in the project area and provide additional housing opportunities. The infill nature of the proposed project protects the viability of the natural environment and decreases the need for significant infrastructure improvements. The project is consistent with this General Plan goal.

- **Objective LU-1A:** *Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure.*

Consistency: The project is an infill redevelopment project with live/work uses. Adequate infrastructure would be available to serve the proposed project. Therefore, the project is consistent with this General Plan objective.

- **Goal LU-2: Development:** *It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources.*

  Consistency: The project would allow for the redevelopment of property containing an industrial use (boat storage yard and building) with minimal vegetation and streetscape. The proposed project would enhance the visual appearance of the site through implementation of the proposed landscape plan. In addition, the project would provide a high-quality architectural design to the project area. With significant landscaping along the Placentia Avenue frontage, the proposed project is supportive of this General Plan goal.

- **Objective LU-2A:** *Encourage new development and redevelopment to improve and maintain the quality of the environment.*

  Consistency: Because the project is an infill development, it would not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site. The project is consistent with this objective.

Conformance with the Zoning Code

The City Council enacted a zoning ordinance in April 2006 that applied a Mixed-Use Overlay Zoning District to the Mesa West Bluffs Urban Plan area. The Zoning Code defers to the Mesa West Bluffs Urban Plan for development standards and other regulatory requirements. The project site is located within this overlay zone, and the proposed project is consistent with the Zoning Code.

Conformance with the Mesa West Bluffs Urban Plan

The City's base zoning designation for the project site is MG - General Industrial. This district is intended for a variety of industrial areas which contain a wide range of light and general industrial activities. In April 2006, the City Council adopted the Mesa West Bluffs Urban Plan, which applied a Mixed-Use overlay zoning district to the project site. Generally, when activated by an approved Master Plan, the underlying zoning is superseded by the overlay zoning district.

The proposed live/work development is regulated by the Urban Plan. The flexible development standards are activated by the Master Plan. The Mesa West Bluffs Urban plan prescribes the density and intensity of Live/Work Development. The floor-area-ratio (FAR) and vehicle trip generation work in concert to ensure that new live/work developments do not exceed the capacity of the circulation system.

Intensity in mixed-use development is measured by FAR, and not exclusively the number of dwelling units per acre. A 1.0 FAR maximum is established, and a .97 FAR is proposed. Therefore, the project complies with the allowable density/intensity for the site.

Deviations from development standards are allowed pursuant to an approved Master Plan. Pursuant to an approved Master Plan, the Urban Plan allows mixed-use development, including live/work lofts. Therefore, the proposed project is considered consistent with the Mesa West Bluffs Urban Plan.

Justifications for Approval

Pursuant to Title 13, Section 13-29(g), Findings, of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of the proposed project, based on an assessment of facts and findings which are also reflected in the draft resolution.

- *The project has been revised since the October 2014 Urban Plan screening to address the City Council's comments; and therefore, overall improvements in parking and open space have been provided.*

  The following table highlights some of the revisions to the original concept based on Council feedback:

Council Feedback	Original Concept	Current Proposal
The live/work units must be maintained primarily for work purposes.	Min. 250 SF work space with ADA accessible bathroom only space.	No change required.
Carports appear to be under-sized.	9 FT wide carports.	10.5 FT wide carports.
Full parking compliance with standard-sized parking is necessary.	96 parking spaces.	98 parking spaces (exceeds requirement by two spaces)
Open space is insufficient.	At rear of property.	Relocated to center of property; interior courtyard created.
Ensure proper on-site circulation for trash trucks.	Trash facilities not shown.	Sanitary District reviewed and approved interior circulation and trash pickup plan (see trash exhibit attached to project plans).

- *The project is consistent with the General Plan, meets the purpose and intent of the mixed-use overlay district, and the stated policies of the Urban Plan as applicable*. The Mesa West Bluffs Urban Plan envisioned modern architecture and infill development that will be complementary to an urban setting. The proposed architecture and site design will enhance the street views on Placentia Avenue. The overall architectural design promotes excellence and compatibility. Although the development is not subject to the City's Residential Design Guidelines, the variety of building elevations, materials and staggered massing diminishes the boxy design appearance consistent with the guidelines.

  Specifically, the color scheme features a variety of complementary colors: sandstone neutrals, slate blue, and white accent walls. The elevations include exterior sand finish stucco, horizontal siding, decorative metal railings, decorative

awnings, and sectional garage doors. To ensure that there are no significant changes that would change the appearance of these proposed structures, these surface materials and features are included as a condition of approval.

Staff is recommending, as a condition of approval, that the front patios/short block walls along Unit 1 and Unit 24 shall be removed to expand the landscape area along Placentia Avenue. A final plan showing additional landscaping along the street frontage shall be subject to approval by the Planning Division.

- *The project includes adequate resident-serving amenities in the common open space areas and/or private open space areas in areas including, but not limited to, patios, balconies, roof decks, walkways, and landscaped areas*. The minimum required open space for live/work units is 10 percent; the project provides 27% percent open space for the live/work component (not including roof decks). The open space areas and amenities are distributed throughout the project to ensure convenient access to future residents and guests. The common open space areas include the following proposed amenities: covered barbeque area and bicycle racks.

Open Space Summary	
Private balconies in each unit	Plan 1: 128 SF Plan 2: 125 SF
Roof decks	Plan 1: 545 SF Plan 2: 395 SF
Open space without roof decks	27%
Total open space with roof decks	55%

- *The proposed parking exceeds the minimum parking required by two additional spaces; all open parking shall be required to be unassigned and available for guests.*

All parking spaces which are not located within the two-car garage or underneath a carport shall be open and unassigned. These open parking spaces shall be available to all tenants/guests for parking. Four parallel parking spaces are also located on both sides of the common open space area to accommodate parties or gatherings in that space.

A condition of approval requires that open parking spaces shall be unassigned and available for guests/tenants of the development. Specifically, these spaces shall not be reserved for the exclusive use of a tenant. This limitation shall be reflected in the CC&Rs of the development and these parking areas shall be adequately signed.

- *The project is consistent with the compatibility standards for live/work development in that it provides adequate protection for residents from excessive noise, odors, vibration, light and glare, and toxic emanations.* The Urban Plan encourages live/work development to be compatible with the surrounding industrial/commercial context. The project must also comply with the City of Costa Mesa's interior noise standard of 45 dBA CNEL for single and multi-family residential land use. To comply with the interior noise standard the homes must provide sufficient exterior to interior noise attenuation to reduce the interior noise exposure to acceptable levels.

A "Notice to Buyers" disclosing that the project is located within an area designated as Light Industry in the City of Costa Mesa General Plan and is subject to existing and

potential annoyances or inconveniences associated with industrial land uses, including but not limited to, operational characteristics such as hours of operation, delivery schedules, outdoor activities, and noise and odor generation is also required.

- *The proposed units have adequate separation and screening from adjacent commercial/industrial uses through site planning considerations, structural features, landscaping, and perimeter walls*. The proposed development complies with the overall perimeter building setback requirements in the Mesa West Bluffs Urban Plan. As noted earlier, existing perimeter walls abutting the surrounding properties are required to be replaced with decorative block walls a minimum 7 feet in height, where appropriate. Also as noted earlier, a portion of the site to the north is bounded by an existing industrial building on the abutting property.

  A condition of approval requires that the applicant work with the abutting property owner(s) to the north (1690 Placentia Avenue) to incorporate a landscape screen in the form of bamboo, vines, or similar plant material, along the existing wall of the building abutting the project site to the north, to lessen the visual impacts of the existing building wall to Units 4 through 9 on the subject property (Condition No. 8).

- *The deviation from building separation will not be materially detrimental to the health, safety and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood.* The reduction in building separation will not be detrimental to the health, safety, and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood. Specifically, the development will be required to comply with all applicable Building and Fire Safety regulations to ensure that no adverse impact to the public health, safety, or welfare is created as a result of this project

- *The deviation from building separation is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity. 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*. The purpose of the reduction is to accommodate the building articulation of the plan elevations. The reduction also results in a larger overall common recreational area in the center of the project, as well as additional parking spaces between the units.

- *The project exceeds the minimum requirements for common and private open space in the form of a common outdoor amenity area and private roof decks*. *Additionally, park fees in the amount of $434,000.00 (estimated) will be paid to the City.*

  The minimum required open space for live/work component is 10%, the project provides 27% overall open space (not including roof decks).

Comparison Table of Open Space areas in other Urban Plan projects

Project	Address	Site Area	Open Space	Total SF
West Place	2025 Placentia Ave.	1.88-acre	35% live/work and residential	28,662 SF
Lighthouse	1640 Whittier	5.7-acre	40% residential component	65,700 SF

Project	Address	Site Area	Open Space	Total SF
	Ave.		30% live/work component	24,893 SF
Level One	1527 Newport Blvd.	1.88- acre	22% live/work	18,142 SF
Superior Pointe	1677 Superior Ave.	2.55-acre	30% live/work	33,349 SF
Westside Gateway	671 W. 17th Street	9-acre	40% residential component 11% live/work component (attached) 13% of live/work component (detached)	62,380 SF 16,550 SF 11,027 SF
Live/work	2026 Placentia Ave.	.79-acre	34% live/work	11,657 SF

- *The property is not a brownfield and therefore a major Remediation Plan is not required; however, major upgrades to the existing drainage system shall be implemented to address existing drainage problems.* In order to address the existing drainage of the proposed site and generally maintain the existing topography and grades of the subject project site, the applicant has obtained a drainage easement with the property owners to the east. The applicant discovered that the existing drain pipe has failed and have agreed to repair / replace the subgrade drainage pipe in a private easement at no cost to the existing property owners. Further, the applicant is in the process of obtaining the extension of a drainage easement for the existing pipe line that connects to the public storm drain system beginning in the parking lot of the industrial condominium property to the north of the site with the existing failed drain pipe. The applicant is fully aware and has agreed to secure and improve the underground drainage infrastructure at their cost to complete the proposed site design.

- *A Buyer's Notice will accomplish two core objectives: (1) Provide notification of the existing industrial context of neighboring properties and (2) Expressly indicate that the live/work units are commercial uses where the primary use is a place of work.*

  A condition of approval has been incorporated requiring a "Notice to Buyers" disclosing that the project is located within an area designated as Light Industry in the City of Costa Mesa General Plan and is subject to existing and potential annoyances or inconveniences associated with industrial land uses, including but not limited to, operational characteristics such as hours of operation, delivery schedules, outdoor activities, and noise and odor generation.

  While there are conditions of approval promoting the marketing of the live/work units for home businesses, the Buyer's Notice will also reinforce the following definition of live/work units:

  "Live/Work Units: A mixed-use development composed of commercially- or industrially-oriented joint work and living quarters in the same building, where typically the **primary use is a place of work** and where there are separately-designated residential and work areas. A live/work unit will have adequate work space reserved for, and regularly used by, the resident for work purposes."

- *Any use of the property for short-term/long-term vacation rentals, bed&breakfast room, or boardinghouse purposes shall be expressly prohibited in the CC&Rs and subject to civil citations for any infraction. This includes any advertisement for these types of transient occupancies in such online (or other) publications such as AirB&B.*

  Transient occupancy is expressly prohibited pursuant to the following condition:

  Prior to issuance of a final certificate of occupancy for the first unit, the City Attorney's office shall review and approve the CC&R provisions related to transient occupancy. These include any and all types of vacation rentals, short-term or long-term rentals, bed and breakfast lodging, boardinghouse, residency hotel, etc., and publications such as Air B&B. If the violation is not rectified within 30 days by either eviction of the tenant(s) or removal/discontinuation of the advertising, the owner shall be subject to a first citation of $150, including fines as adopted by the City Council. (At this time fines range from $150 for the first infraction to $500 for three plus infractions.) The Development Services Director may apply fines not to exceed $500 per day for violations that are not resolved.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15332 for In-Fill Development. This project site is less than five acres (1.8 acres total) and the development is in compliance with the City's General Plan and proposed zoning designation. The project also complies with the requirements for inclusion under this exemption because:

- The project is consistent with the applicable General Plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.
- The project site has no value as a habitat for endangered, rare, or threatened species.
- Approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

An investigation will be conducted in order to determine if soil and/or groundwater is contaminated with metals, PCBs, SVOCs, and VOCs due to the use of the subject property as a boat storage yard for the past 30-40 years. However, based on the Phase 1 and Phase 2 assessments provided by the applicant any soil contamination is minimal and limited to a specific area of the site where a sump pump is currently located. An asbestos survey will be also completed prior to building demolition.

LEGAL REVIEW

The City Attorney has reviewed the draft ordinance and resolutions and they have been approved as to form by the City Attorney's Office.

PUBLIC NOTICE

Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. *Mailed notice*. A public notice was mailed to all property owners within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property. (See attached Notification Radius Map.)
2. *On-site posting*. A public notice was posted on each street frontage of the project site.
3. *Newspaper publication*. A public notice was published once in the Daily Pilot newspaper.

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

Approval of the project will allow development of a 32-unit live/work development on a marginal industrial property which has served as a boatyard since 1984. The project satisfies the required findings and is deemed to be a high-quality development, therefore it is consistent with the intent of the Urban, Plan, General Plan and Zoning Code. The project exceeds the minimal requirements for open space and parking. Therefore, staff recommends approval of the project.

MEL LEE, AICP
Senior Planner

CLAIRE FLYNN, AICP
Asst. Development Services Director

Attachments:
1. Location Map, Zoning Map, and 500' Radius Map
2. Site Photos
3. Applicant's Project Description
4. Draft Resolutions and Exhibits

5. Plans

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

Melia Homes
Attn: Chris Harmon/Chad Brown
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City of Costa Mesa

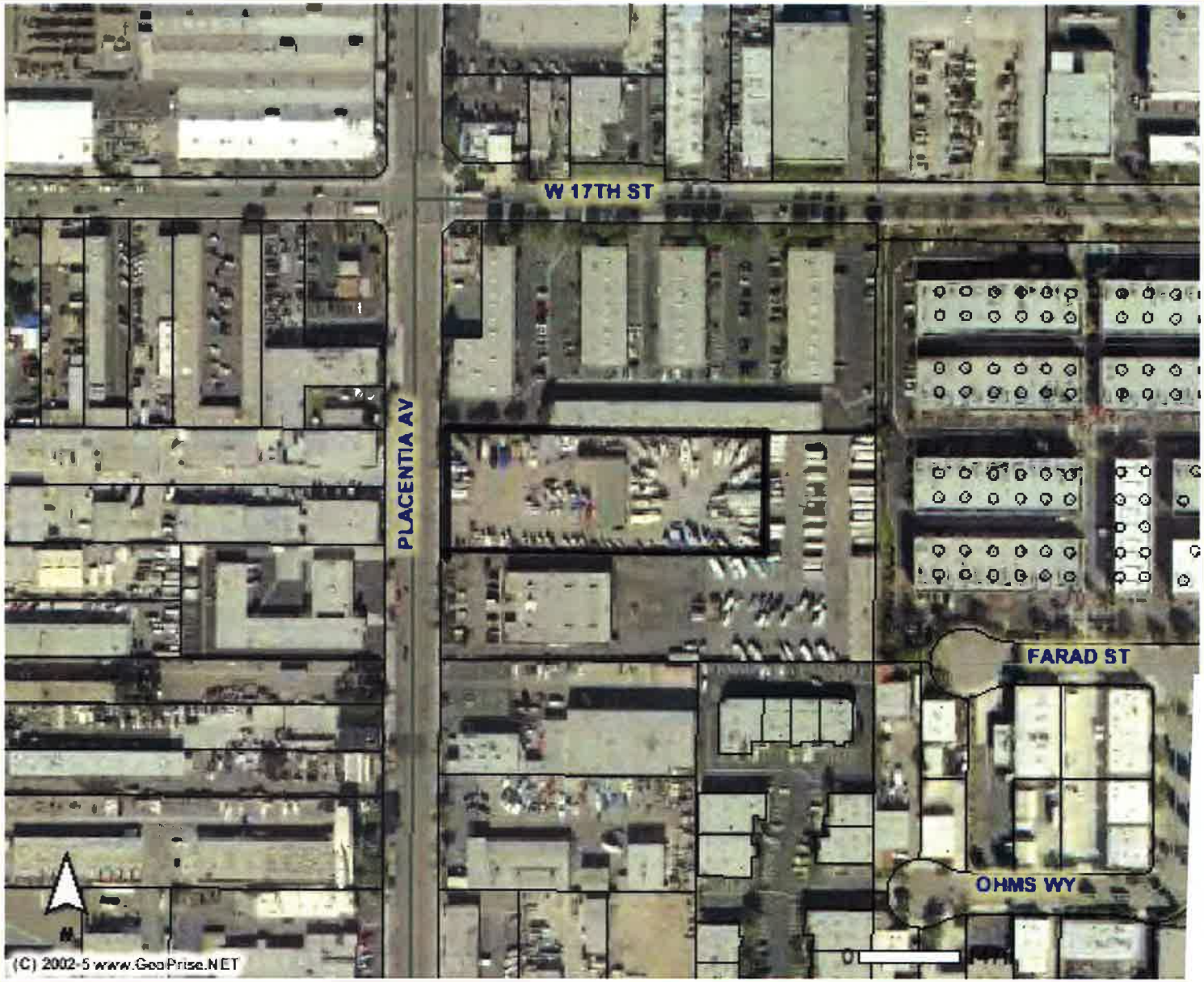
CITY OF COSTA MESA - [Created: 6/2/2015 9:38:38 AM] [Scale: 282.67] [Page: 8.5 x 11 / Landscape]

Overview Map

Legend

- Address Points
- Freeway
- Roads
- Collector
- Freeway
- Major
- Newport BLVD
- Primary
- SECONDARY
- Hydrology
- Channel
- Street Names
- Street Centerlines
- Parcel Lines
- City Boundary
- Water Ways

Map Display



ATTACHMENT 1

(C) 2002-5 GeoPrise.net (GeoVec, Inc.) - (866)422-2505

City of Costa Mesa

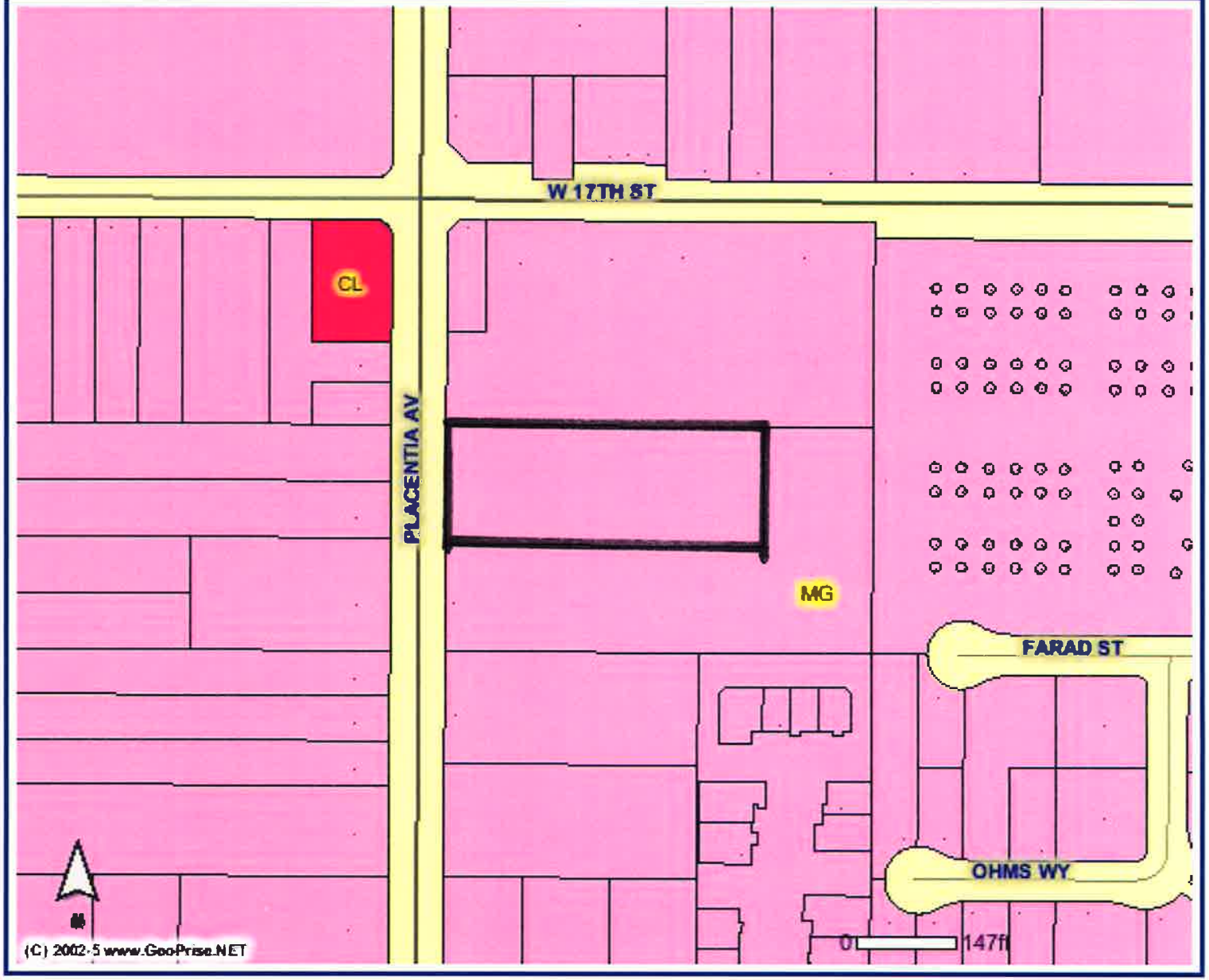
CITY OF COSTA MESA - [Created: 6/2/2015 9:41:31 AM] [Scale: 282.67] [Page: 8.5 x 11 / Landscape]

Overview Map

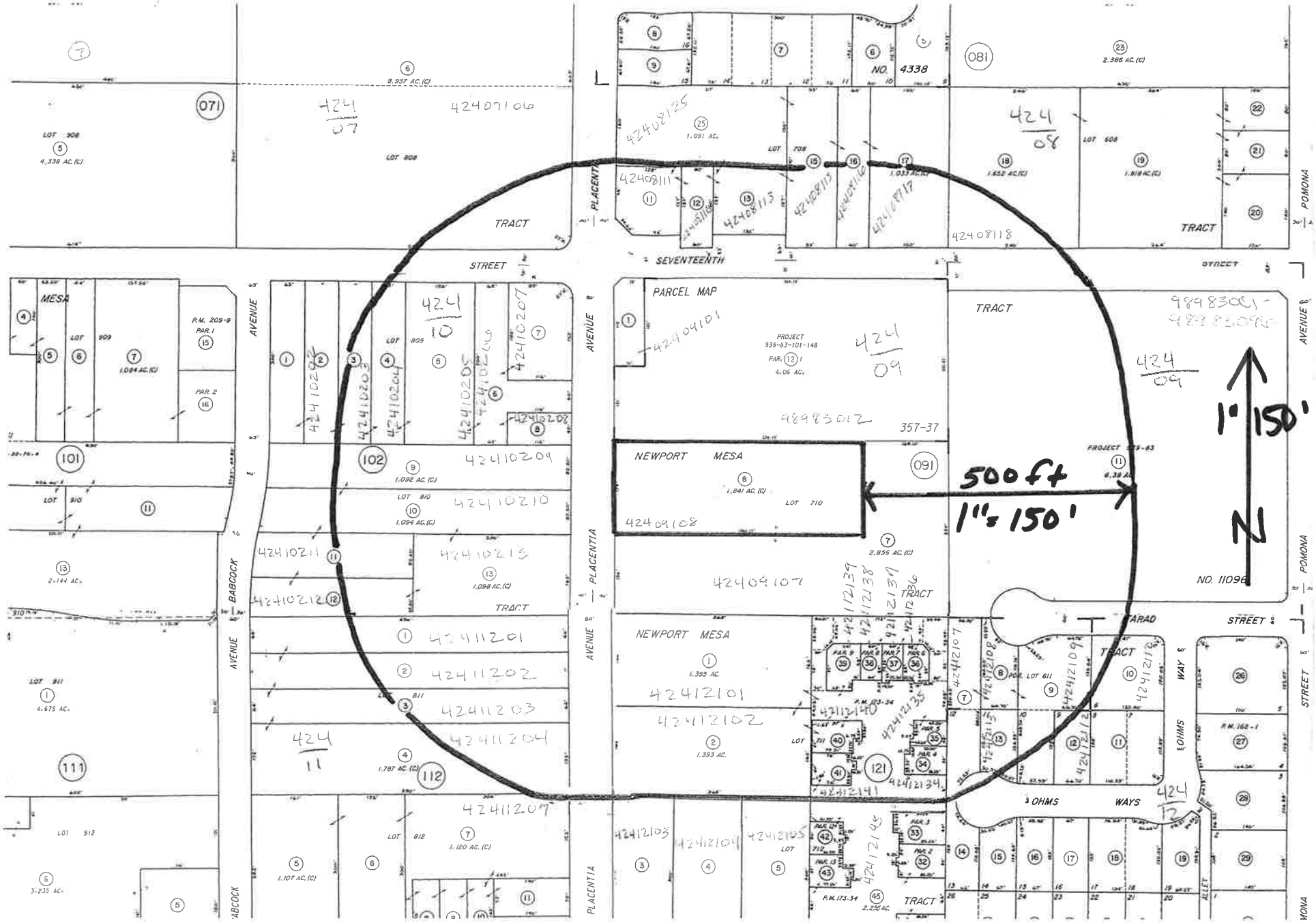
Legend

- Address Points
- Freeway
- Roads
- Collector
- Freeway
- Major
- Newport BLVD
- Primary
- SECONDARY
- Hydrology
- Channel-
- Street Names
- Street Centerlines
- Parcel Lines
- City Boundary
- Water Ways

Map Display



(C) 2002-5 GeoPrise.net (GeoVec, Inc.) - (866)422-2505


500 ft
1" = 150'
1" 150'
N
SEVENTEENTH
STREET
PLACENTIA
AVENUE
BABCOCK
POMONA
PARCEL MAP
NEWPORT MESA
TRACT
NO. 4338
NO. 11096
3 OHMS WAYS
424/07
424/08
424/09
424/10
424/11
424/12

ATTACHMENT 2

1. Front view (west side) of subject property.

2. West side of subject property.

3. North side of subject property.

4. South side of subject property.

5. East side of subject property.

6. Grounds of subject property.

7. Grounds of subject property.

8. Unpaved area on south side of subject property.

9. Trash bin on north side of subject property.

10. Storm water collection area on northeast corner of subject property.

11. Storm water collection system on subject property.

12. Storm water collection system on subject property.

13. Interior of subject building – office area.

14. Interior of subject building – office area.

15. Interior of subject building – warehouse area.

16. Interior of subject building – warehouse area.

17. Interior of subject building – warehouse area.

18. Adjacent transformers to west.

19. Adjoining property to north.

20. Adjoining property to south.

21. Adjoining property to east.

22. Adjoining property to west.

23. Street view to north on Placentia Avenue.

24. Street view to south on Placentia Avenue.

ATTACHMENT 3

MELIA HOMES
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PLANNING ENTITLEMENT APPLICATION
MASTER PLAN

The Boatyard
1672 Placentia Ave, Costa Mesa

PROJECT DESCRIPTION/BACKGROUND:

The project site is located within the Mesa West Bluffs Urban Plan located at 1672 Placentia. The site is zoned MG having a General Plan designation of Light industrial. The first step of initiating the overlay zoning is a Master Plan Screening Request for the proposed 32 unit live/work development which was completed on September 25, 2014, UMPS 14-04. The urban plan offers development flexibility and we are proposing a unique live/work design for this project site.

The Master Plan development proposal is for 32 detached live/work units. The 32 unit development project incorporates opportunity for pragmatic viable units, on-site recreational facilities, residential parking spaces and open spaces for the mix of residential and the live/ work office spaces in each unit.

ENVIRONMENTAL SETTING:

The site is comprised of one existing parcel approximately 300 feet south of 17th Street abutting recreational vehicle storage and office commercial use to the south and commercial condominium uses to the north. The site is currently operating as an outdoor boat storage yard with limited structures and operations consist of boat repairs and storage on the site.

The live-work environment proposed with this site is ideal. The surrounding properties will not be negatively affected by the three-story proposed floor plans. The surrounding uses are very passive and quiet uses and are not viewed to be incompatible. Nor are there any noxious or incompatible uses surrounding the proposed site that negatively affect this proposed project as a residential live/work development.

PROJECT DESIGN:

All proposed residential units do not exceed the 2000 SF maximum, and all incorporate and meet the net area requirements of 250 SF for the office spaces. The proposed Plan 1 units fronting Placentia Avenue give a store front look towards Placentia. The proposed Plan 2 units have carports and a folding door concept shown within the floor plans that provide each live/work unit great commercial visibility for customers and can showcase business activity. The proposed central walkway and central common recreation area creates a community compatible with both small business uses and residential living.

LIVE/WORK DEVELOPMENT STANDARDS:

	Zoning Ordinance	Proposal
Density	15-20 Du/Ac	17.4 Du/Ac
Work Space Size (Minimum)	250 square feet	Plan 1 – 250 SF Net Plan 2 – 250 SF Net
Overall Building Height	Max 4 Stories/60'	3 stories/40'
Distance Between main buildings	Min 10'	Deviation Request – Plan 1 - 8'0" (one-side) 10'6" (opposite side) Plan 2 - 8'2"
Max Floor Area Ratio	1.0 FAR	0.97 FAR
Development Lot Coverage	Maximum 90%	35.6%
Open Space of Development Lot	Minimum 10%	21,502 SF (26.9%) [w/roof decks 18,490 SF w/Balconies 3,957 SF Total - 43,949 SF (54.8%)]
Front Build-To-Line Abutting public street	10'	10'
Side Setback-Abutting public Street Side Setback-not abutting a Street	10' 0'	N/A 6'
Rear Setback – all other rear property lines	0'	40'
Common Interest Development	Required for all Live/Work Development	Provided
Live/Work Parking Requirement	3 per unit	Off street parking provided – 3.06 spaces per Unit

MASTER PLAN REQUEST:

The entitlement applications being requested with this submittal includes a Master Plan for the live/work development, a Tentative Tract Map #17869, and approval of the requested minor development standard deviation requests. Lastly, we request a waiver for undergrounding of existing utilities due to hardship and limited benefit for such small frontage.

DEVIATION REQUEST:

Per the Mesa West Bluffs Urban Plan, "Deviations from development standards may be granted through the master plan approval process with consideration to existing development configuration, compatibility of adjacent uses, inclusive of pedestrian-oriented space, and/or inclusion of amenities…"

A deviation for main building separation for the interior units (plan 2's) is proposed. Typically 10' is required, but we are requesting to deviate to 8'2" for articulated sections of the plans. This is off set by the alternating elevation frontages that creates separation of spaces and articulates the massing and vertical and horizontal building faces. This also allowed us to create a larger central recreation area for use by residents and business. Exterior units (plan 1's) we are requesting to deviate to 8'0 as this allowed us to add additional parking and ADA access shown at the East end of the site.

JUSTIFICATION:

We have included demographic appropriate amenities which include an on-site recreational area and a pedestrian circulation system incorporated throughout the site. By doing so we are inviting pedestrian access from Placentia Ave with a walkway that wraps the interior loop drive aisle throughout the project. We have also provided a central paseo with walk thru access in the center of the project with designated concrete walks connecting each unit on the exterior of the loop across the drive aisle. The walkway connects all units to the common recreational area proposed and ADA accessible parking.

The on-site recreational area is located very central to the project. It will consist of a BBQ patio area for outdoor enjoyment which will include the central paseo as well as landscaping and benches.

We look forward to working with the City of Costa Mesa on this new vibrant area of development.

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June 10, 2015

To: City of Costa Mesa

RE: 1672 Placentia Avenue

Pursuant to condition of approval this project would be required to "Submit for approval to the City of Costa Mesa preliminary plans that shows the undergrounding of utility poles along Placentia Avenue to the extent practical or feasible."

After reviewing the site with Southern California Edison, below are the options being considered -

OPTION 1 - CITY REQUEST -

1) Undergrounding utility poles along Placentia Avenue – the boatyard frontage. Per SCE, the City requiring the undergrounding of overhead lines from the northern corner to the southern corner makes this request a Rule 20C. This is not a simple or easy request. With all the overhead lines going in three directions for both poles (PP 2021256E and PP4806508E), it makes this request extremely complicated and difficult to determine without considerable engineering time and money. Yet this project only has 174 LF of Placentia frontage. Per SCE representative, there are several design options with many requirements including additional poles in most cases. Very rough and preliminary design options might include:
    a. Use the two existing corner poles as Dead End poles with Primary risers. This would require:
        i. Replacement of pole 4806508E with an H5 pole (significantly larger wood pole)
        ii. Significant number of down guys and anchors in the two proposed driveway locations
        iii. Loss of home on lot 24 due to required placement of down guys and anchors
        iv. Removal of 3 phase bank of transformers from pole 4806508E and conversion to a 3 phase pad mount transformer requiring an easement
        v. Minimum of one vault between the two Dead End corner poles
    b. To eliminate the down guys in the two driveways (option a. above), two new poles would need to be inter-set to become Dead End Poles north and south of the two corner poles.
        i. A significant number of down guys and anchors would be required to support these Dead End poles
        ii. Minimum of one vault between the two corner poles
        iii. The 3 phase bank on pole 4806508E would need to be relocated to the new pole south of 4806508E.
    c. Tubular steel poles at the corner pole locations do not solve any of the above issues and like option b. above and would require additional riser poles and likely more underground vaults and longer areas of trenching for new duct.

OPTION 2 – DEVELOPER DESIRED -

1) Leave the three poles in the frontage and only eliminate the onsite poles.
2) Upgrade the south corner pole (PP 4806508E) to a H5 pole (larger wood pole). This option would allow the onsite poles (PP4806509E and PP804704H) to be eliminated and risers/transformers would continue to be ariel mounted on the new H5 pole.
3) Guy requirements would need to maintain center guy pole and may require guy lines into Unit 24.
4) This option would require down guys 30' from H5 pole base to the east and into Unit 24 and therefore would potentially lose this unit under a final engineered design.

For these reasons, Melia Homes respectfully requests that clear direction be provided to pursue Option #2 above and not underground frontage utilities due to hardship, infeasibility as requested in our application letter.

ATTACHMENT 4

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-15-13 AND TENTATIVE TRACT MAP TT-17869 FOR A THREE-STORY, 32 UNIT LIVE/WORK PROJECT LOCATED AT 1672 PLACENTIA AVENUE

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

WHEREAS, an application was filed by Melia Homes, representing Maria Chan, the property owner, requesting approval of the following:

1. ***Planning Application PA-15-13:*** Urban Master Plan development for 32 live/work units located in the MG zone and Mesa West Bluffs Urban Plan with the following deviations from the Mesa West Bluffs Urban Plan standards:
    a. Minor Modification to allow for a deviation for main building separation. (10 feet required; 8'-0" proposed).
2. ***Tentative Tract Map TT-17869:*** The subdivision of the 1.8-acre property for ownership units in accordance with the common interest development subdivision standards.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 22, 2015 with all persons having the opportunity to speak for and against the proposal;

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

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgment of the City of Costa Mesa.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained in Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PA-15-13 and Tentative Tract Map 17869.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-15-13 and

Tentative Tract Map 17869 and upon the applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the documents in the record in support of this resolution, are 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 22nd day of June, 2015.

_____

Robert L. Dickson Jr., Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on June 22, 2015 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____
Claire L. Flynn, Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS

A The proposed project complies with Title 13, Section 13-83.52(c), Mixed-Use Overlay District, of the Municipal Code due to the following:

Finding: The project is consistent with the General Plan, meets the purpose and intent of the mixed-use overlay district, and the stated policies of the Urban Plan as applicable.

Facts in Support of Findings: The project is consistent with the following goals and objectives of the General Plan, Land Use Element.

Goal LU-1: Land Use: *It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and to ensure the long term viability and productivity of the community's natural and man-made environments.*

Consistency: The mixed-use project will provide a variety of uses, including live/work units and residential condominiums on a site formally dedicated to industrial use. The project would create a varied land use in the project area and provide additional housing opportunities. The infill nature of the proposed project protects the viability of the natural environment and decreases the need for significant infrastructure improvements. The project is consistent with this General Plan goal.

Objective LU-1A: *Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure.*

Consistency: The project is an infill redevelopment project with live/work and residential uses. Adequate infrastructure would be available to serve the proposed project. Therefore, the project is consistent with this General Plan objective.

Goal LU-2: Development: *It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources.*

Consistency: The project would allow for the redevelopment of property containing an industrial use (boat storage yard and building) with minimal vegetation and streetscape. The proposed project would enhance the visual appearance of the site through implementation of the proposed landscape plan. In addition, the project would provide a high-quality architectural

design to the project area. With significant landscaping along the Placentia Avenue frontage, the proposed project is supportive of this General Plan goal.

Objective LU-2A: *Encourage new development and redevelopment to improve and maintain the quality of the environment.*

Consistency: Because the project is an infill development, it would not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site. The project is consistent with this objective.

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

Facts in Support of Findings: The minimum required open space for live/work units is 10 percent; the project provides 27% percent open space for the live/work component (not including roof decks). The open space areas and amenities are distributed throughout the project to ensure convenient access to future residents and guests. The common open space areas include the following proposed amenities: covered barbeque area and bicycle racks.

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

Facts in Support of Findings: The Urban Plan promotes live/work developments to be compatible with the surrounding industrial/commercial context. The project must also comply with the City of Costa Mesa's interior noise standard of 45 dBA CNEL for single and multi-family residential land use. To comply with the interior noise standard the homes must provide sufficient exterior to interior noise attenuation to reduce the interior noise exposure to acceptable levels. A "Notice to Buyers" disclosing that the project is located within an area designated as Light Industry in the City of Costa Mesa General Plan and is subject to existing and potential annoyances or inconveniences associated with industrial land uses, including but not limited to, operational characteristics such as hours of operation, delivery schedules, outdoor activities, and noise and odor generation is also required.

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

Facts in Support of Findings: The proposed development complies with the overall perimeter building setback requirements in the Mesa West Bluffs Urban Plan. As noted earlier, existing perimeter walls abutting the surrounding properties are required to be replaced with decorative block walls a minimum

7 feet in height, where appropriate. Also as noted earlier, a portion of the site to the north is bounded by an existing industrial building on the abutting property. Staff is recommending, as a condition of approval, that the applicant work with the abutting property owner(s) to the north (1690 Placentia Avenue) to incorporate a landscape screen in the form of bamboo, vines, or similar plant material, along the existing wall of the building abutting the project site to the north, to lessen the visual impacts of the existing building wall to Units 4 through 9 on the subject property.

B. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(6) because:

Finding: The deviation from building separation will not be materially detrimental to the health, safety and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood.

Facts in Support of Finding: The reduction in building separation will not be detrimental to the health, safety, and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood. Specifically, the development will be required to comply with all applicable Building and Fire Safety regulations to ensure that no adverse impact to the public health, safety, or welfare is created as a result of this project

Finding: The deviation from building separation is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity. 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.

Facts in Support of Finding: The purpose of the reduction is to accommodate the building articulation of the plan elevations. The reduction also results in a larger overall common recreational area in the center of the project, as well as additional parking spaces between the units.

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

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

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

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

Facts in Support of Findings: The project density is .97 FAR, which complies with the allowable density/intensity standards and is consistent with the Objectives of the General Plan and the site's 1.0 FAR.

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

Facts in Support of Findings: The proposed project is exempt from the provisions of the California Environmental Quality Act under Section 15332, for In-fill Development Projects. As a result, the project will not result in substantial environmental damage nor public health problems.

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

Facts in Support of Findings: The proposed buildings include openings in an east-west direction to take advantage of passive solar heating as well as passive ventilation from ocean breezes. The inclusion of a combination of medium and large size trees will also help provide shade to the units.

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

Facts in Support of Findings: As conditioned, the proposed project does not interfere with the public right of way. The proposed dedications along Randolph Avenue will significantly improve the right-of-way for vehicular and pedestrian traffic.

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

Facts in Support of Findings: The applicant will be required to comply with all regulations set forth by the Costa Mesa Sanitation District as well as the Mesa Water District.

D. The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15332 for In-Fill Development. This project site is less than five acres (1.8 acres total) and the development is in compliance with the City's General Plan and zoning designation. The project also complies with the

requirements for inclusion under this exemption because:

- The project is consistent with the applicable General Plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.
- The project site has no value as a habitat for endangered, rare, or threatened species.
- Approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

E. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

F. The proposed buildings are an excessive distance from the street necessitating fire apparatus access and provisions of on-site fire hydrants.

EXHIBIT B

CONDITIONS OF APPROVAL

Plng.

1. The expiration of Planning Application PA-15-13 shall coincide with the expiration of the approval of the Tentative Tract Map 17869 which is valid for two years. An extension request is needed to extend the expiration for each additional year after the initial two-year period.
2. The conditions of approval for PA-15-13 and Tentative Tract Map 17869 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
3. The Tentative Tract Map shall be processed as a condominium map consistent with Section 13-41 of the Zoning Code.
4. The existing masonry wall(s) shall be protected around the perimeter of the site and modified in areas as identified on the site plan and in the manner meeting approval by the Development Services Director.
5. The interior fences or walls between the units shall be a minimum of six feet in height.
6. Open parking spaces shall be unassigned and available for guests/tenants of the development. Specifically, these spaces shall not be reserved for the exclusive use of a tenant. This limitation shall be reflected in the CC&Rs of the development and these parking areas shall be adequately signed. The open, unassigned parking spaces shall be clearly marked as guest parking spaces. Signage will be posted to indicate that these spaces are available to all visitors.
7. Prior to issuance of building permits, a final landscape plan indicating the landscape palette and the design/material of paved areas shall be submitted for review and approval by the Planning Division.
8. A decorative 6-foot high interior fence shall be constructed abutting property owner(s) to the north (1690 Placentia Avenue) to incorporate a screen along the existing wall of the building abutting the project site to the north, to lessen the visual impacts of the existing building wall to Units 4 through 9 on the subject property. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner to prevent side-by-side walls/fences with gaps in between them.
9. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
10. The front patios/short block walls along Unit 1 and Unit 24 shall be removed to expand the landscape area along Placentia Avenue. A final plan showing additional landscaping along the street frontage shall be subject to approval by the Planning Division.
11. The conditions of approval, code requirements, and special district requirements of PA-15-13 and TT-17869 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
12. 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.

13. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Specifically, the proposed color scheme features a variety of complementary colors: sandstone neutrals, slate blue, and white accent walls. The proposed elevations include exterior sand finish stucco, horizontal siding, decorative metal railings, decorative awnings, and sectional garage doors. To ensure that there are no significant changes that would change the exterior appearance of these proposed structures, these surface materials and features (or upgraded substitutions) shall be implemented prior to final certificate of occupancy. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process or a variance, or in the requirement to modify the construction to reflect the approved plans.

14. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted. This condition relates to visually prominent features of scuppers or downspouts that not only detract from the architecture but may be spilling water from overhead <u>without</u> an integrated gutter system which would typically channel the rainwater from the scupper/downspout to the ground. An integrated downspout/gutter system which is painted to match the building would comply with the condition. This condition shall be completed under the direction of the Planning Division.

15. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager.

16. The applicant shall work with the abutting property owners to secure and improve the underground drainage infrastructure at their cost to complete the proposed site design.

17. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code

requirements have been satisfied.

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

19. Prior to issuance of building permits, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office.

    a. The CC&Rs shall contain provisions requiring that the HOA homeowner's association (HOA) effectively manage parking and contract with a towing service to enforce the parking regulations.
    b. The CC&Rs shall also contain provisions related to night-time lighting and active use of the common areas. These provisions shall prohibit amplified noise, loud parties/gatherings, night-time lighting after 9:00 PM other than for security purposes, or any other activities that may be disruptive to the quiet enjoyment of neighboring properties after 9:00 PM.
    c. The CC&Rs shall also contain provisions related to preservation and maintenance of the common lot and common open space areas in perpetuity by the homeowner's association. The CC&Rs shall also contain the buyer's notice as an exhibit.
    d. The CC&Rs shall contain a notice that all open parking spaces shall be unassigned and available for visitors.
    e. The CC&R's shall contain restrictions requiring residents to park vehicles in garage spaces provided for each unit. Storage of other items may occur only to the extent that vehicles may still be parked within the required garage at the number for which the garage was originally designed and to allow for inspections by the association to verify compliance with this condition.
    f. The CC&Rs shall contain restrictions prohibiting parking in the undersized/non-standard driveways (i.e., driveways in front of the garage doors) for the applicable units.
    g. The CC&Rs shall contain provisions requiring that the Homeowner's Association submit a signed affidavit to the City of Costa Mesa on an annual basis to certify the following:
        - The two-car garages in the community are being used for vehicle parking by the resident(s).
        - The vehicle parking areas within the garage are not obstructed by storage items, including but not limited to, toys, clothing, tools, boxes, equipment, etc.
        - The resident(s) have consented to voluntary inspections of the garage to verify the parking availability, as needed.
        - For Live/Work Units, the CC&R's shall contain provisions stating that the 250 square foot work space on the first level shall not be used as a bedroom for sleeping purposes.
        - The form and content of the affidavit shall be provided by the

City Attorney's office. Failure to file the annual affidavit is considered a violation of this condition.

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.

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

21. Prior to issuance of building permits, the applicant shall provide proof of recordation of Tract Map 17869.

22. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.

23. Prior to release of any utilities, the applicant shall provide proof of establishment of a maintenance or homeowners association.

24. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.

25. A "Notice to Buyers" shall disclose that the project is located within an area designated as Light Industry in the City of Costa Mesa General Plan and is subject to existing and potential annoyances or inconveniences associated with industrial land uses. The Notice shall disclose the existing surrounding industrial land uses, including but not limited to, operational characteristics such as hours of operation, delivery schedules, outdoor activities, and noise and odor generation. In addition, the Notice shall state that the existing land use characteristics are subject to change in the event that new businesses move or existing businesses change ownership.

    The Buyer's Notice shall also reinforce the definition of live/work units as follows:

    "Live-work Units: A mixed-use development composed of

commercially- or industrially-oriented joint work and living quarters in the same building, where typically the **primary use is a place of work** and where there are separately-designated residential and work areas. A live/work unit will have adequate work space reserved for, and regularly used by, the resident for work purposes."

The Buyer's Notice shall be reviewed/approved by the City Attorney's office and Development Services Director prior to recordation. The Buyer's Notice shall serve as written notice of the then existing noise environment and any odor generating uses within the mixed-use development and within a 500-foot radius of the mixed use development, as measured from the legal property lines of the development lot. The Buyer's Notice shall be remitted to any prospective purchaser or tenant at least 15 days prior to close of escrow, or within three days of the execution of a real estate sales contract or rental/lease agreement, whichever is longer.

26. Marketing materials, including any model units constructed on-site, shall clearly identify and disclose that the 250 square foot ground floor workspaces for the live/work units are designed to be utilized as workspaces to potential buyers. Prior to issuance of a final certificate of occupancy for the first unit, the City Attorney's office shall review and approve the CC&R provisions related to transient occupancy. These include any and all types of vacation rentals, short-term or long-term rentals, bed and breakfast lodging, boardinghouse, residency hotel, etc., and publications such as Air B&B. If the violation is not rectified within 30 days by either eviction of the tenant(s) or removal/discontinuation of the advertising, the owner shall be subject to a first citation of $150, including fines as adopted by the City Council. (At this time fines range from $150 for the first infraction to $500 for three plus infractions.) The Development Services Director may apply fines not to exceed $500 per day for violations that are not resolved.
27. The live/work units shall comply with all applicable requirements of the Mesa West Bluffs Urban Plan as they pertain to allowable uses identified in the Mesa West Bluffs Urban Plan Land Use Matrix. The ground floor bathrooms of live/work units shall not include a shower.

28. Permanently installed wood burning devices are not permitted. A wood burning device means any fireplace, wood burning heater, or pellet-fueled wood heater, or any similarly enclosed, permanently installed, indoor or outdoor device burning any solid fuel for aesthetic or space-heating purposes, which has a heat input of less than one million British thermal units per hour.

29. Prior to release of any utilities, the applicant shall provide proof of establishment of a maintenance or homeowners association.

30. The applicant shall provide proof of establishment of a master homeowners association (HOA) prior to release of any utilities. The master HOA shall be responsible for maintenance of all common areas, and common services including but not limited to refusal and recycling

pickup services, common area lighting, private driveways, maintenance of parks, on-site open space and perimeter landscaping, perimeter walls and fences and common area utilities.

31. The project shall comply with Title 24 of the California Code of Regulations established by the energy conservation standards. The project Applicant shall incorporate the following in building plans:

    a. Double paned glass or window treatment for energy conservation shall be used in all exterior windows.
    b. Building shall be oriented north/south where feasible.

32. In the event that archaeological resources are encountered during grading and construction, all construction activities shall be temporarily halted or redirected to permit the sampling, identification, and evaluation of archaeological materials as determined by the City, who shall establish, in cooperation with the project applicant and a certified archaeologist, the appropriate procedures for exploration and/or salvage of the artifacts.

33. In the event that paleontological resources are encountered during grading and construction operations, all construction activities shall be temporarily halted or redirected to permit a qualified paleontologist to assess the find for significance and, if necessary, develop a paleontological resources impact mitigation plan (PRIMP) for the review and approval by the City prior to resuming excavation activities.

34. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

35. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas.

36. A comprehensive sign program shall be submitted for all on-site signs (i.e., monument, directory, wall mounted) for review and approval of the Development Services Director prior to issuance of building permits

Fire

37. Rear parking areas shall be clearly marked/painted per Fire Department direction.

38. Provide fire hydrants per Fire Department direction.

39. A Fire Department Master Plan shall be submitted and approved prior to construction submittals.

Eng. 40. Comply with the requirements contained in the letter prepared by the City Engineer (Exhibit B1).

41. 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.

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. Any reference to "City" pertains to the City of Costa Mesa.

Plng. 1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.

2. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.

3. Prior to issuance of building permits, applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.

4. Pay Park fee prior to building permit issuance or certificate of occupancy. Applicable fee shall be that fee in effect at the time the subdivision application is filed with the City.

5. A minimum 20-foot by 20-foot clear interior dimension shall be provided for all garages.

6. Minimum garage door width shall be 16 feet.

7. All garages shall be provided with automatic garage door openers.

8. Hours of construction shall comply with Section 13-279, Title 13, of the Costa Mesa Municipal Code.

9. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.

10. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.

11. All on-site utility services shall be installed underground.

12. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.

13. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.

Bldg. 14. Comply with the requirements of the following adopted codes: 2013 California Residential Code; 2013 California Building Code; 2013 California Electrical Code; 2013 California Mechanical Code; 2013 California Plumbing Code; 2013 California Green Building Standards Code; and 2013 California Energy Code (or the applicable adopted, California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, and California Energy Code, at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.

15. Submit precise grading plans, an erosion control plan, and a hydrology study. If it is determined that a grading plan is not required, a drainage plan shall be provided.

16. Submit a soils report for this project. Soil's report recommendations shall be blueprinted on both the architectural and grading plans. For existing slopes or when new slopes are proposed, the soils report shall address how existing or new slopes will be maintained to avoid erosion or future failure.

17. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. 2013 California Building Code CRC 403.1.7.3.

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

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

20. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11A and 11B of the 2013 California Building Code (or the applicable adopted Building Code at time of submittal).

Trans. 21. Construct all proposed driveway approaches to comply with city

standards.

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

23. Close unused drive approaches, or portion of, with full height curb and gutter that comply with city standards.

WQMP 24. In order to comply with the 2003 DAMP, the proposed project shall prepare a Storm Drain Plan, Stormwater Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.

SPECIAL DISTRICT REQUIREMENTS

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

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

2. County Sanitation District fees, fixture fees, inspection fees, and sewer permit are required prior to installation of sewer.

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

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

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

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

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

Water 8. Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain

a letter of approval and a letter of project completion from Mesa Water District.

School 9. Pay applicable Newport Mesa Unified School District fees to the Building Division prior is issuance of building permits.

State 10. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

EXHIBIT B1

CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

June 11, 2015

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

SUBJECT: Tract No. 17869
LOCATION: 1672 Placentia Avenue

Dear Commissioners:

Tentative Tract Map No. 17869 as furnished by the Planning Division for review by the Public Services Department consists of subdividing two parcels into one numbered lot for condominium purposes. Tentative Tract Map No. 17869 meets with the approval of the Public Services Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.

2. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 97-11.

3. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.

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

5. Dedicate an ingress/egress easement to the City for emergency and public security vehicles purposes only. Maintenance of easement shall be the sole responsibility of a Homeowners Association formed to conform to Section 13-41 (e) of the C.C.M.M.C.

6. Vehicular and pedestrian access rights to Placentia Avenue shall be released and relinquished to the City of Costa Mesa except at approved access locations.

7. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk.

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

PHONE: (714) 754-5335 FAX: (714) 754-5028 TDD: (714) 754-5244
www.costamesaca.gov

Services Manager.

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

10. Submit for approval to the City of Costa Mesa, Engineering Division, Street Improvement Plans that show Sewer and Water Improvements, prepared by a Civil Engineer.

11. Submit for approval to the City of Costa Mesa preliminary plans that shows the undergrounding of utility poles along Placentia Avenue to the extent practical or feasible.

12. The Subdivider shall submit a cash deposit of $730 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.

13. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Tract Map

14. The Subdivider's engineers shall furnish the Engineering Division a storm runoff study showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site. This study to be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur unless a drainage easement is obtained from the adjacent property owner(s).

15. 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.

16. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.

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

18. Dedicate easements as needed for public utilities.

19. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.

20. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.

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

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

23. 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.

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

Sincerely,

Fariba Fazeli, P. E.
City Engineer

(Engr. 2015/Planning Commission Tract 17869)

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-15-13 AND TENTATIVE TRACT MAP TT-17869 FOR A 32 UNIT LIVE/WORK PROJECR LOCATED AT 1672 PLACENTIA AVENUE

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

WHEREAS, an application was filed by Melia Homes, representing Maria Chan, the property owner, requesting approval of the following:

1. ***Planning Application PA-15-13:*** Urban Master Plan development for 32 live/work units located in the MG zone and Mesa West Bluffs Urban Plan with the following deviations from the Mesa West Bluffs Urban Plan standards:
    a. Minor Modification to allow for a deviation for main building separation. (10 feet required; 8'-0" proposed).
2. ***Tentative Tract Map TT-17869:*** The subdivision of the 1.8-acre property for ownership units in accordance with the common interest development subdivision standards.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 22, 2015 with all persons having the opportunity to speak for and against the proposal;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, the Planning Commission hereby **DENIES** Planning Application PA-15-13 and Vesting Tentative Tract Map TT-17869.

PASSED AND ADOPTED this 22nd day of June, 2015.

Robert L. Dickson Jr., Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on June 22, 2015 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____
Claire L. Flynn, Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (DENIAL)

A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
   1. A compatible and harmonious relationship does not exist between the proposed use and existing buildings, site development, and uses on surrounding properties.
   2. The proposed project does not comply with the performance standards as prescribed in the Zoning Code.
   3. The proposed project is not consistent with the General Plan or Zoning Code.

B. The proposed project does not comply with Costa Mesa Municipal Code Section Code Section 13-29(g)(1) because:

   1. There are no special circumstances applicable to the property. The strict application of development standards does not deprive the property of privileges enjoyed by others in the vicinity.
   2. The deviations constitute a grant of special privileges inconsistent with other properties in the vicinity.
   3. The granting of the deviation will allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

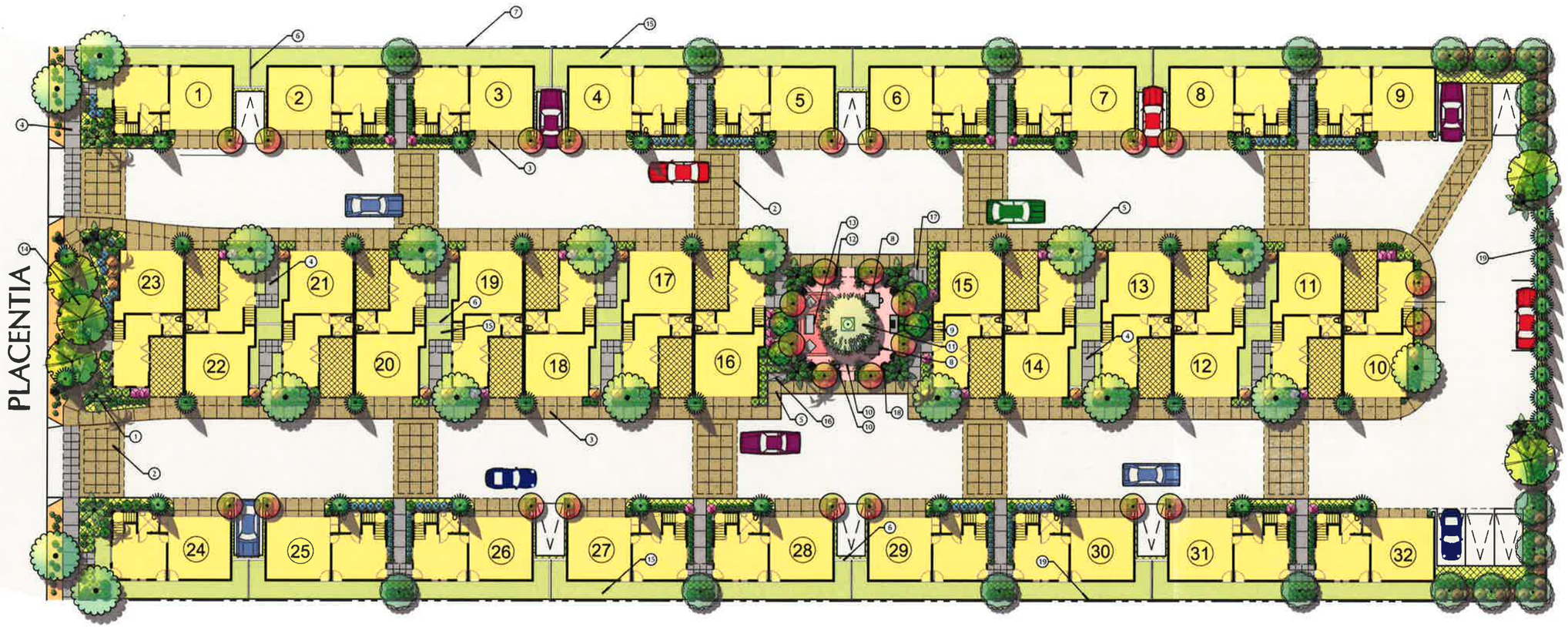
C. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(14) in that the project does not meet the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.

D. The subdivision of the property for live/work units is not consistent with the City's General Plan and Zoning Code.

E. The Costa Mesa Planning Commission has denied Planning Application PA-15-13 and Tentative Tract Map TT-17869. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.

F. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

ATTACHMENT 5



PLANTING LEGEND - TREES

SYMB.	INIT.	BOTANICAL NAME	COMMON NAME	PLANT FACT.	COMMENTS
TREES					
	ARB MAR	*ARBUTUS 'MARINA'*	NCN	M	STANDARD
	CUP SEM	*CUPRESSUS SEMPERVIRENS*	ITALIAN CYPRESS	L	STANDARD
	GEI PAR	*GEIGERA PARIVIFLORA*	AUSTRALIAN WILLOW	M	STANDARD
	LOP CON	*LOPHOSTEMON CONFERTUS*	BRISBANE BOX	M	STANDARD
	PAR ACU	*PARKINSONIA ACULEATA*	JERUSLEM THORN	L	MULTI BRANCHED
	PHO DAC	*PHOENIX DACTYLIFERA*	DATE PALM	M	CLEAN TRUNK
	POD GRA	*PODOCARPUS GRACILIOR*	FERN PINE	M	STANDARD
	RHA MB	*RHAPHIOLEPIS 'MAJESTIC BEAUTY'*	NCN	M	STANDARD

PLANT LEGEND - SHRUBS & GRASSES

SYMB	INIT.	BOTANICAL NAME	COMMON NAME	SIZE	PLANT FACT.	COMMENTS
SHRUBS						
	AGA AME	*AGAVE AMERICANA*	CENTURY PLANT	5/15 GAL.	L	ACCENT PLANT
	AGA ATT	*AGAVE ATTENUATA*	NCN	5/15 GAL.	L	ACCENT PLANT
	ARC HM	*ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'*	HOWARD MCMINN MANZANITA	5 GAL.	L	SHRUB 3'-6" O.C.
	AGA PP	*AGAPANTHUS AFRICANUS 'PETER PAN'*	LILY OF THE NILE	1 GAL.	M	PERENNIAL 1'-6" O.C.
	BOU SDR	*BOUGAINVILLA 'SAN DIEGO RED'*	BOUGAINVILLEA	1 GAL.	L	GROUNDCOVER TRI. SPACING 5'-0" O.C.
	CAR BB	*CARISSA MACROCARPA 'BOXWOOD BEAUTY'*	BOXWOOD BEAUTY NATAL PLUM	1/5 GAL.	M	SHRUB 2'-6" O.C.
	BOU SDR	*CARISSA MACROCARPA 'EMERALD CARPET'*	EMERAL CARPET NATAL PLUM	1 GAL.	M	GROUNDCOVER TRI. SPACING 4'-0" O.C.
	HEM SDO	*HEMEROCALLIS HYBRID 'STELLA DE ORO'*	DAYLILY	1 GAL.	M	PERENNIAL 1'-6" O.C.
	LAN DY	*LANTANA 'DWARF YELLOW'*	DWARF YELLOW LANTANA	5 GAL.	L	SHRUB 2'-6" O.C.
	LAN MON	*LANTANA MONTEVIDENSIS*	PURPLE LANTANA	1 GAL.	L	GROUNDCOVER 4'-0" O.C.
	LAV ANG	*LAVANDULA ANGUSTIFOLIA 'BLUE CUSHION'*	ENGLISH LAVENDER	5 GAL.	L	SHRUB 2'-6" O.C.
	LIM PER	*LIMONIUM PEREZII*	STATICE	1 GAL.	L	PERENNIAL 1'-6" O.C.
	EMAH COM	*MAHONIA AQUIFOLIUM 'COMPACTA'*	COMPACT MAHONIA	5 GAL.	L	SHRUB 3'-6" O.C.
	MYO PAR	*MYOPORUM PARVIFOLIUM "PROSTRATUM'*	NCN	1 GAL.	L	GROUNDCOVER TRI. SPACING 4'-0" O.C.
	NAN DOM	*NANDINA DOMESTICA*	HEAVENLY BAMBOO	5 GAL.	L	SHRUB 3'-0" O.C.
	NAN GS	*NANDINA DOMESTICA 'GULF STREAM'*	GULF STREAM HEAVENLY BAMBOO	5 GAL.	L	SHRUB 2'-6" O.C.
	PHO JS	*PHORMIUM TENAX 'JACK SPRATT'*	NEW ZEALAND FLAX	1 GAL.	L	SHRUB 2'-0" O.C.

PLANT LEGEND - SHRUBS & GRASSES

SYMB.	INIT.	BOTANICAL NAME	COMMON NAME	SIZE	PLANT FACT.	COMMENTS
SHRUBS (CONT'D)						
	PHO RR	*PHOTINIA X FRASERI 'RED ROBIN'*	PHOTINIA	5 GAL.	M	SHRUB 3'-6" O.C.
	PIT COM	*PITTOSPORUM CRASSIFOLIUM 'COMPACTUM'*	CAMPACT KARO	5 GAL.	M	SHRUB 3'-0" O.C.
	PIT VAR	*PITTOSPORUM TOBIRA 'VARIEGATA'*	VARIGATED TOBIRA	5 GAL.	M	SHRUB 4'-0" O.C.
	RHA BAL	*RHAPHIOLEPIS INDICA 'BALLERINA'*	BALLERINA INDIAN HAWTHORN	5 GAL.	M	SHRUB 3'-0" O.C.
	RHA ENC	*RHAPHIOLEPIS INDICA 'ENCHANTRESS'*	ENCHANTRESS INDIAN HAWTHORN	5 GAL.	M	SHRUB 3'-6" O.C.
	RHA GG	*PHAPHIOLEPIS UMBELLATA 'GULF GREEN'*	GULF GREEN YEDDO HAWTHORN	5 GAL.	M	SHRUB 2'-6" O.C.
	ROS ICE	*ROSA FORIBUNDA 'ICEBERG'*	ICEBERG ROSE	5 GAL.	M	SHRUB 3'-6" O.C.
	ROS NOA	*ROSA X 'NOIASTRUM'*	PINK CARPET	5 GAL.	L	SHRUB 2'-6" O.C.
	ROS HC	*ROSMARINUS OFFICINALIS 'BLUE SPIRES'*	BLUE SPIRES ROSEMARY	5 GAL.	L	SHRUB 3'-6" O.C.
	ROS HC	*ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'*	HUNTINGTON CARPET ROSEMARY	1 GAL.	L	GROUNDCOVER TRI. SPACING 4'-0" O.C.
	SAL MEX	*SALVIA MEXICANA*	MEXICAN SAGE	5 GAL.	L	SHRUB 4'-0" O.C.
GRASSES						
	ARI PUR	*ARISTIDA PURPUREA*	PURPLE THREE AWN	1 GAL.	L	1'-6" O.C.
				LINERS		GROUNDCOVER 1'-0" TRI. SPACING
	FES GLA	*FESTUCA GLAUCA*	BLUE FESCUE	1 GAL.	L/M	1'-6" O.C.
				LINERS		GROUNDCOVER 1'-0" TRI. SPACING
	NAS TEN	*NASSELLA TENUISSIMA*	MEXICAN FEATHER GRASS	1 GAL.	L	1'-6" O.C.
				LINERS		GROUNDCOVER 1'-0" TRI. SPACING

LANDSCAPE NOTES

1. PROJECT ENTRY MONUMENTATION (LOW MASONRY WALL WITH PROJECT NAME)
2. ENHANCED VEHICULAR PAVING - (INTEGRALLY COLORED CONCRETE W/ WASH-OFF FINISH)
3. SCORED CONCRETE DRIVEWAYS WITH FINISH AND COLOR TO MATCH ENHANCED VEHICULAR PAVING
4. NATURAL CONCRETE PEDESTRIAN PAVING
5. INTEGRALLY COLORED CONCRETE SIDEWALKS - TO MATCH ENHANCED VEHICULAR(TYP)
6. 6' VINYL PRIVACY FENCING (TYP)
7. 6' MASONRY THEME WALL - SEE ENGINEER'S PLAN
8. PICNIC TABLES (TYP)
9. GAS BARBEQUE
10. COMMUNITY GATHERING AREA WITH DECOMPOSED GRANITE PAVING
11. TREE PLANTER W/ SPECIMEN TREE
12. PLANTING IN POTS
13. SITE FURNISHINGS
14. MOUNDED LANDSCAPE AREA W/ DECOMPOSED GRANITE GROUND PLANE
15. PRIVATE YARD AREAS (TYP)
16. MAILBOXES
17. BICYCLE RACK
18. PLANTED POTS
19. EXISTING WALLS TO REMAIN - SEE ENGINEER'S PLAN

NORTH

SCALE: 1/16"=1'-0"
0' 08' 16' 32'

Revisions: By:

RAINVILLE+BYE LANDSCAPE ARCHITECTS
102 N. Kraemer, Suite 12, Tustin, CA 92780
Tel: 714.838.7200 Email: gary@rbla.net

LICENSED LANDSCAPE ARCHITECT GARY C. BYE No. 3344 Signature 31 AUG. 2015 Expiration Date STATE OF CALIFORNIA

PROJECT PHASE: PROGRESS SET: 10 JUNE 2015

Client: MELIA HOMES
8951 RESEARCH DRIVE, SUITE 100
IRVINE, CALIFORNIA 92618
PHONE: 949.636.6206

Project: BOATYARD
1672 PLACENTIA AVENUE
COSTA MESA, CALIFORNIA 92627

Sheet Name: PRELIMINARY LANDSCAPE PLAN

Date: 10 JUNE, 2015
Scale: AS SHOWN
Drawn: RAB
Approved: GB
Job No.: BYE-2015.111.00
Sheet LP01 of 01 Sheets

PROJECT NAME: BOATYARD RESIDENCES
PROJECT LOCATION: COSTA MESA, CALIFORNIA

PLOT DATE: 10 JUNE 2015

TENTATIVE TRACT MAP NO. 17869
FOR CONDOMINIUM PURPOSES

GENERAL NOTES

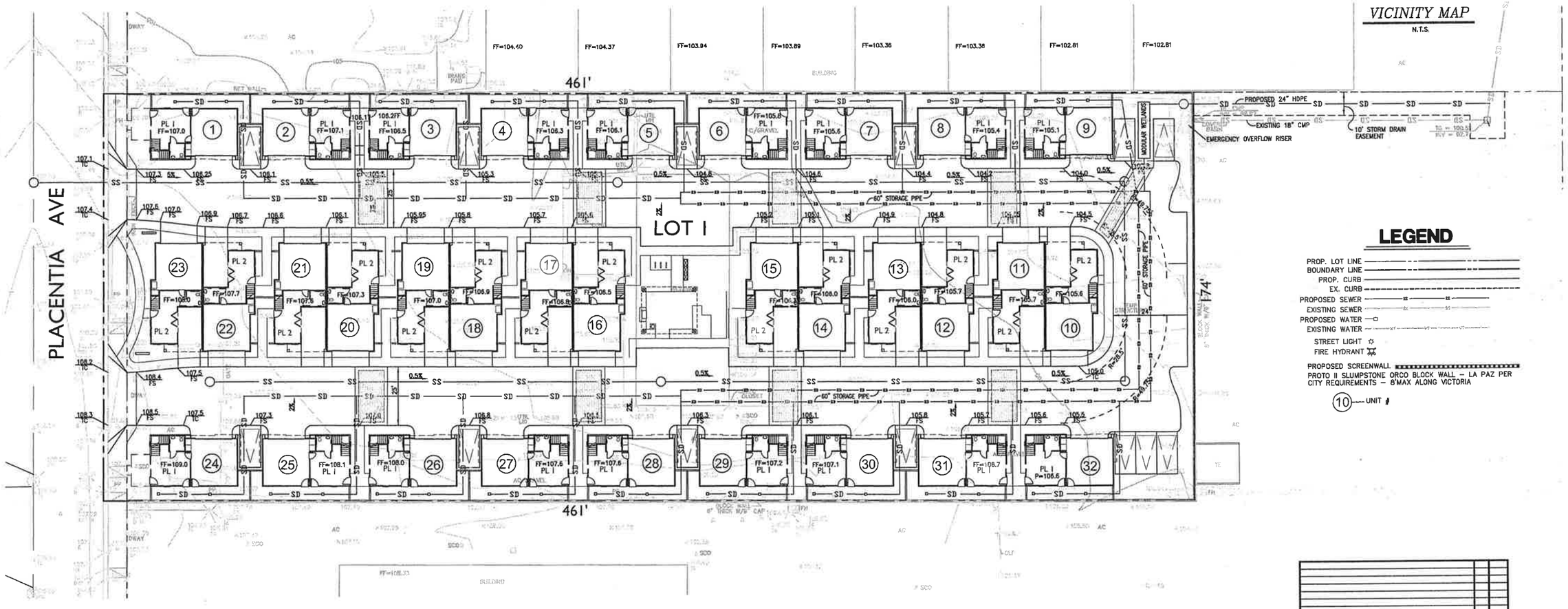
1. EXISTING LAND USE: STORAGE
2. PROPOSED LAND USE: RESIDENTIAL
3. EXISTING ZONING: MG–MESA WEST BLUFFS URBAN PLAN–LIVE/WORK
4. PROPOSED ZONING: MG–MESA WEST BLUFFS URBAN PLAN–LIVE/WORK
5. WATER SERVICE PROVIDED BY: MESA CONSOLIDATED WATER DISTRICT
6. ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
7. SEWER SERVICE PROVIDED BY: COSTA MESA SANITARY DISTRICT
8. NATURAL GAS SERVICE PROVIDED BY: THE GAS COMPANY
9. THIS TRACT IS TO BE DEVELOPED IN ONE PHASE CONSISTING OF RESIDENTIAL UNITS ON ±1.84 ACRES (GROSS); ±1.74 ACRES (NET).
10. LOT AND BOUNDARY DIMENSIONS ARE APPROXIMATE.
11. PROPOSED UNITS:
    LOTS 1: 32 CONDO UNITS
12. TRACT TO BE GRADED IN ONE PHASE.
13. ACCESS TO THE SITE IS FROM PLACENTIA AVE.
14. FLOOD ZONE INFO.:
    PANEL 06059C0268J "NOT PRINTED"

A.P.N. # 424-091-08
ADDRESS:
1672 PLACENTIA AVENUE
Costa Mesa, CA 92626

GRAPHIC SCALE
30 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NORTH

VICINITY MAP
N.T.S.



LEGEND

PROP. LOT LINE
BOUNDARY LINE
PROP. CURB
EX. CURB
PROPOSED SEWER
EXISTING SEWER
PROPOSED WATER
EXISTING WATER
STREET LIGHT
FIRE HYDRANT
PROPOSED SCREENWALL
PROTO II SLUMPSTONE ORCO BLOCK WALL – LA PAZ PER CITY REQUIREMENTS – 8'MAX ALONG VICTORIA
(10) — UNIT #

STATEMENT OF OWNERSHIP

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNERS OF RECORD HAVE KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

REGISTERED PROFESSIONAL ENGINEER FRED CORNELL No. 45591 CIVIL STATE OF CALIFORNIA

FRED CORNELL RCE 45591 DATE

PROPERTY DESCRIPTION

THE SOUTHWESTERLY 200.00 FEET OF LOT 66 OF NEWPORT HEIGHTS, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 83 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, EXCEPT THE SOUTHWESTERLY 100.00 FEET THEREOF.

REVISIONS	BY	DATE

OWNER:
MELIA HOMES
9951 RESEARCH DR., STE 100
IRVINE, CA 92618
CONTACT: MR. CHAD BROWN

Apr 16 2015

PREPARED BY:
CA ENGINEERING, INC.
Planning · Engineering · Surveying
3002 DOW AVE, STE 122
TUSTIN, CA 92780
949-724-9480 949-724-9484 FAX

JOB NO. 491-10

SHEET NO. 1 OF 1 SHTS.

S:\491-10 Placentia Ave\TTM\TM.dwg Last Modified: 15 Apr 2015 - 5:13pm
Plotted on: 16 Apr 2015 - 9:32am by fcornell

SITE PLAN NOTES:

1. FIRE LANE
2. PRIVATE REAR YARD
3. EXISTING 6' HIGH SPLIT FACE BLOCK WALL TO REMAIN
4. 2 CAR GARAGE WITH 16' WIDE DOOR
5. COVERED CARPORT
6. 3 STORY DWELLING, TYP.
7. COMMON RECREATION AREA
8. PROPERTY BOUNDARY
9. 9' x 19' PARKING STALL, TYP.
10. LINE OF 2ND FLOOR ABOVE
11. PRIVACY FENCE
12. CONCRETE WALKWAY
13. BARBEQUE PATIO
14. PASSIVE OPEN SPACE
15. BICYCLE RACKS
16. DIRECTORY FOR LIVE/WORK UNITS
17. ENHANCED FRONT PARKWAY
18. C.B.U. MAILBOXES
19. 42" HIGH MASONRY WALL
20. NEW 6' HIGH MASONRY WALL

SITE SUMMARY

ADDRESS:	1672 PLACENTIA AVENUE
ZONING:	MG
	MESA WEST BLUFFS URBAN PLAN - LIVE/WORK
NUMBER OF UNITS =	32
SITE AREA =	1.84 ACRES
DENSITY =	17.4 UNITS PER ACRE
FAR =	0.97

UNIT PLAN SUMMARY

PLAN 1 - LIVE/WORK	1,940 SF	18 UNITS
PLAN 2 - LIVE/WORK	1,994 SF MAX	14 UNITS

NET LIVE/WORK AREA

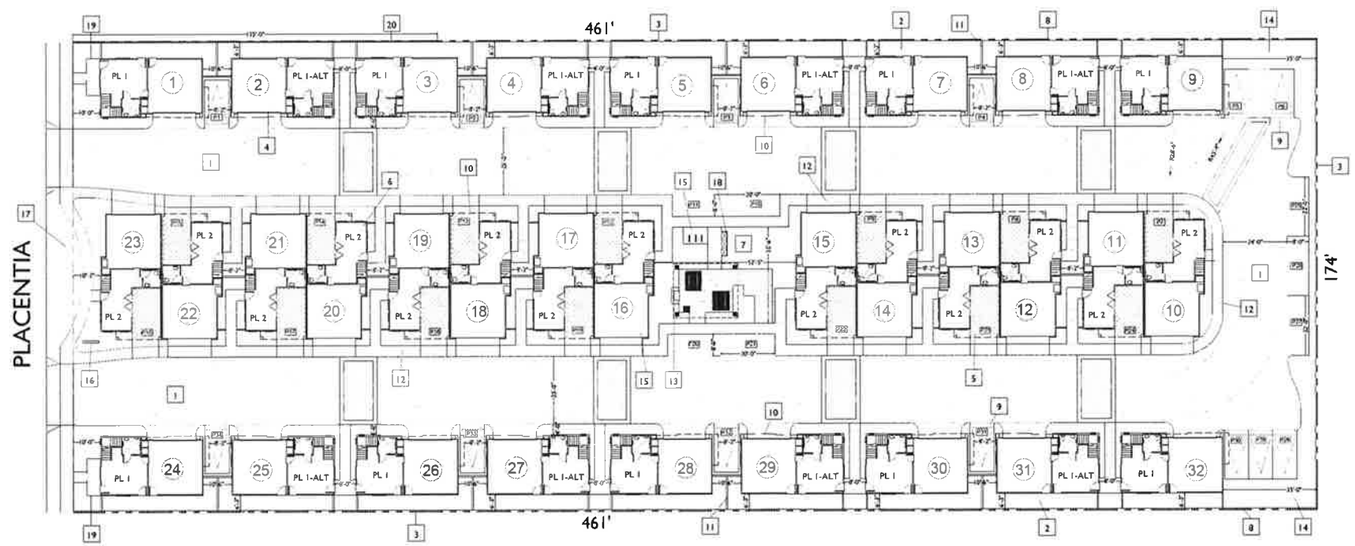
PLAN 1	254 S.F.(NET OFFICE - DOES NOT INCLUDE BATHROOM)
PLAN 2	250 S.F.(NET OFFICE - DOES NOT INCLUDE BATHROOM)

REQUIRED PARKING BY PLAN TYPE:

LIVE/WORK =	3 STALLS TOTAL
TOTAL REQUIRED PARKING =	96 STALLS
PROVIDED PARKING	
GARAGE STALLS =	64 STALLS
(20'x20' MIN - INSIDE DIMENSION)	
COVERED CARPORTS =	14 STALLS
OPEN STALLS =	20 STALLS
TOTAL PROVIDED PARKING =	98 STALLS

OPEN AREA SUMMARY

BUILDING FOOTPRINTS	28,544 S.F.	(35.6%)
DRIVES/GUEST PARKING	30,104 S.F.	(37.5%)
OPEN SPACE AT GRADE	21,502 S.F.	(26.9%)
BALCONIES	3,957 S.F.	
ROOF DECKS	18,490 S.F.	
TOTAL OPEN SPACE	43,949 S.F.	(54.8%)



Mesa West Bluffs Urban Plan

THE BOATYARD - 32 UNIT LIVE/WORK

1672 PLACENTIA AVENUE

54

NORTH

0 10 20 60

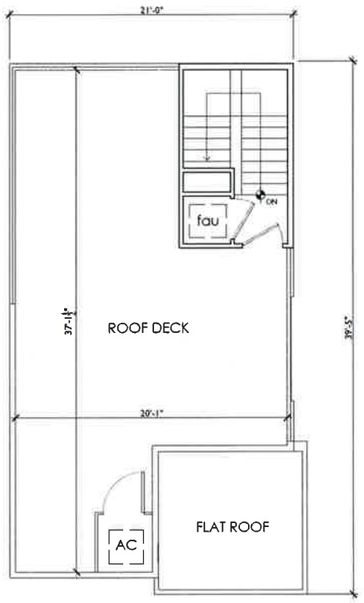
JUNE 03, 2015

CONCEPTUAL SITE PLAN

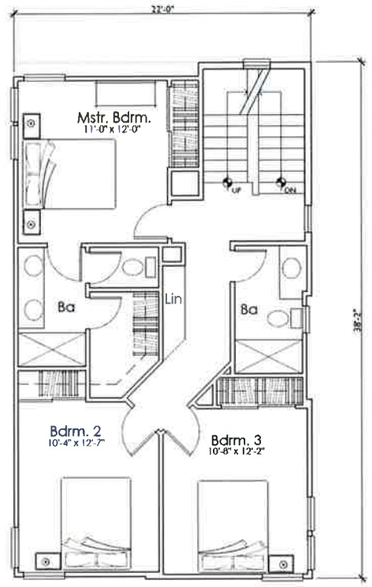
MELIA HOMES
8951 Research Drive Irvine, CA 92618
(949) 350-8285

CITY OF COSTA MESA

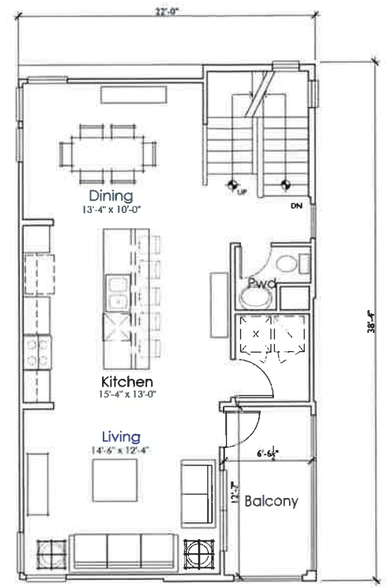
SUMMA ARCHITECTURE
5256 S. Mission Road, Ste. 404 Bonsall, CA 92003
www.summarch.com 760.724.1198



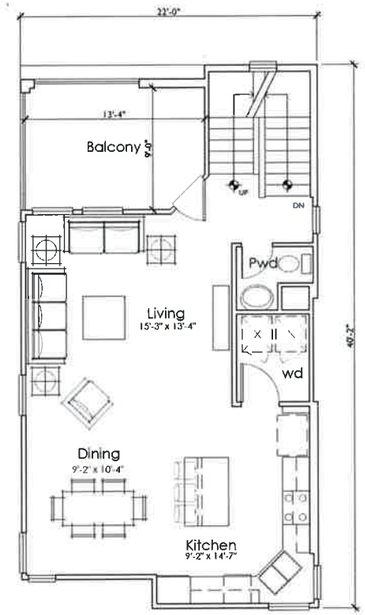
Roof Deck



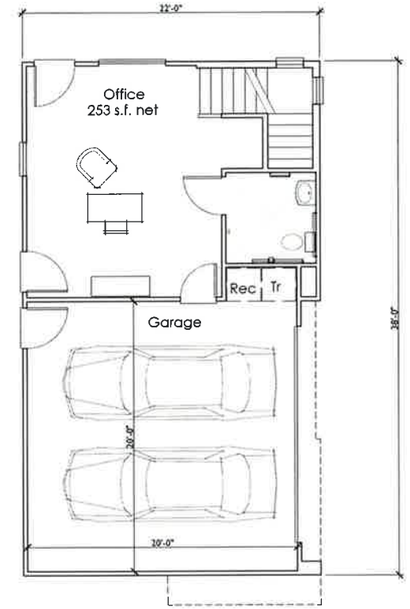
Third Floor Plan



Second Floor Plan - ALT



Second Floor Plan



First Floor Plan - ADA

PLAN 1	3BD/2.5BA
FIRST FLOOR	372 S.F.
SECOND FLOOR	735 S.F.
THIRD FLOOR	833 S.F.
TOTAL LIVEABLE	1,940 S.F
LIVEWORK	250 S.F.-NET
GARAGE	420 S.F.
BALCONY	128 S.F.
ROOF DECK	545 S.F.

Mesa West Bluffs
Urban Plan

THE BOATYARD - 32 UNIT LIVE/WORK

CONCEPTUAL FLOOR PLAN 1

MELIA HOMES
8951 Research Drive Irvine, CA 92618
(949) 350-8285

CITY OF COSTA MESA

1672 PLACENTIA AVENUE

0 4 8 12

APRIL 8, 2015

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste. 404 Bonsall, CA 92003
www.summarch.com 760.724.1198

RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

FRONT ELEVATION

ELEVATION NOTES

1 CLASS 'A' BUILT-UP ROOFING
2 EXTERIOR 1620 SAND FINISH STUCCO
3 HORIZONTAL SIDING
4 METAL REGLET
5 COVERED CARPORT
6 DECORATIVE METAL RAILING
7 DECORATIVE AWNING
8 EXTERIOR LIGHT FIXTURE
9 SECTIONAL GARAGE DOOR

Mesa West Bluffs
Urban Plan

THE BOATYARD - 32 UNIT LIVE/WORK

CONCEPTUAL ELEVATIONS PLAN 1

MELIA HOMES
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(949) 350-8285

CITY OF COSTA MESA

1672 PLACENTIA AVENUE

56

0 4 8 16

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RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

FRONT ELEVATION

ELEVATION NOTES

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8 EXTERIOR LIGHT FIXTURE
9 SECTIONAL GARAGE DOOR

Mesa West Bluffs
Urban Plan

THE BOATYARD - 32 UNIT LIVE/WORK

CONCEPTUAL ELEVATIONS PLAN 1 ALT

MELIA HOMES
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(949) 350-8285

CITY OF COSTA MESA

1672 PLACENTIA AVENUE

57

0 4 8 16

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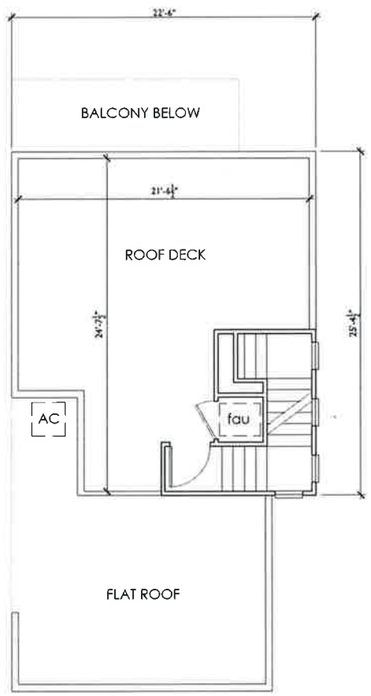
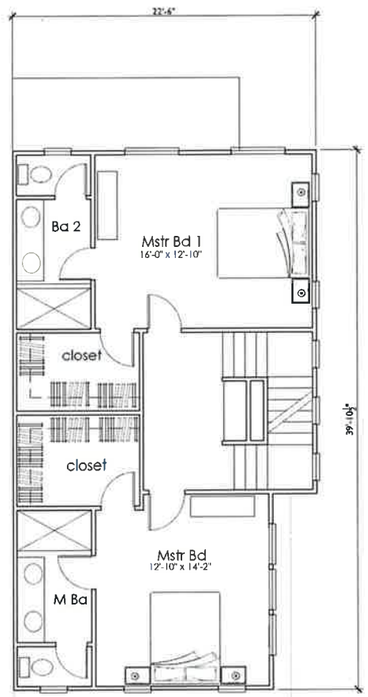
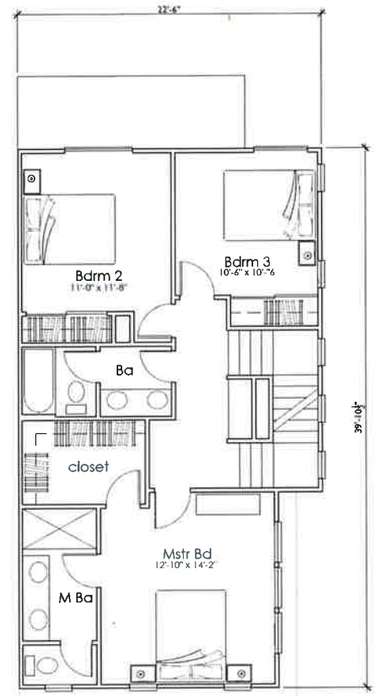


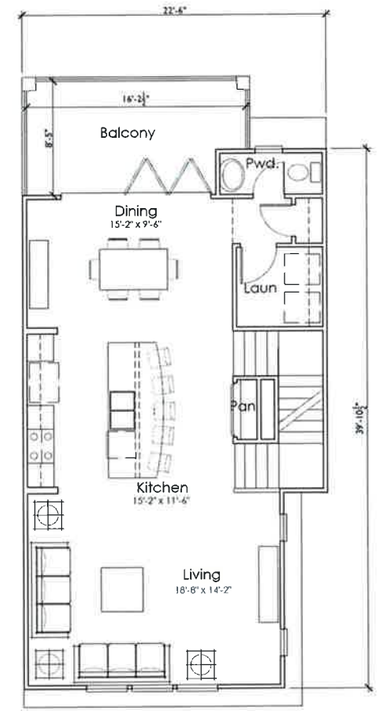
Roof Deck



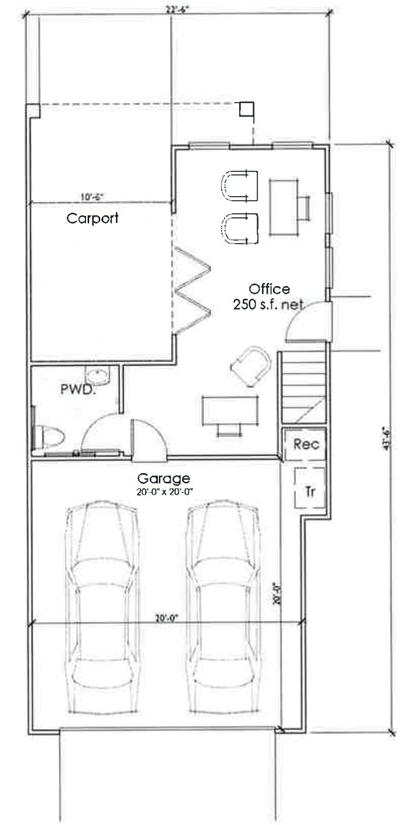
Third Floor Plan - Dual Master



Third Floor Plan



Second Floor Plan



First Floor Plan - ADA

PLAN 2	3BD/2.5BA
1ST FLOOR	342 S.F.
2ND FLOOR	802 S.F.
3RD FLOOR	850 S.F.
TOTAL LIVABLE	1994 S.F.
LIVEWORK	250 S.F.-NET
GARAGE	426 S.F.
BALCONY	125 S.F.
ROOF DECK	395 S.F.

Mesa West Bluffs
Urban Plan

THE BOATYARD - 32 UNIT LIVE/WORK

CONCEPTUAL FLOOR PLAN 2

MELIA HOMES
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(949) 350-8285

CITY OF COSTA MESA

1672 PLACENTIA AVENUE

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APRIL 8, 2015

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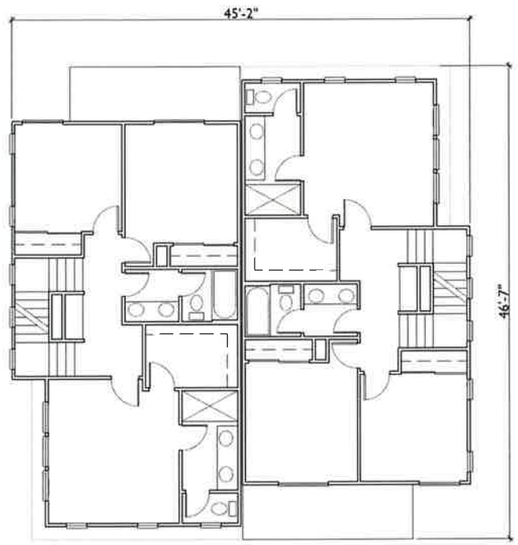
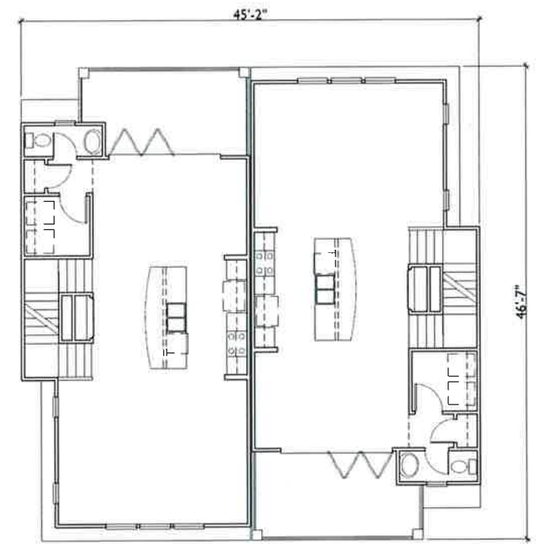
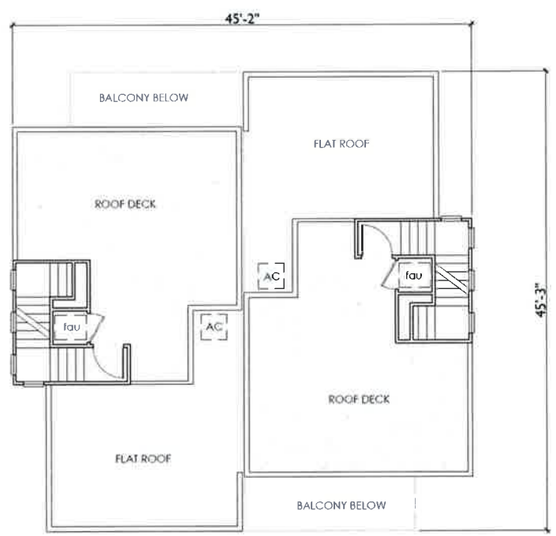


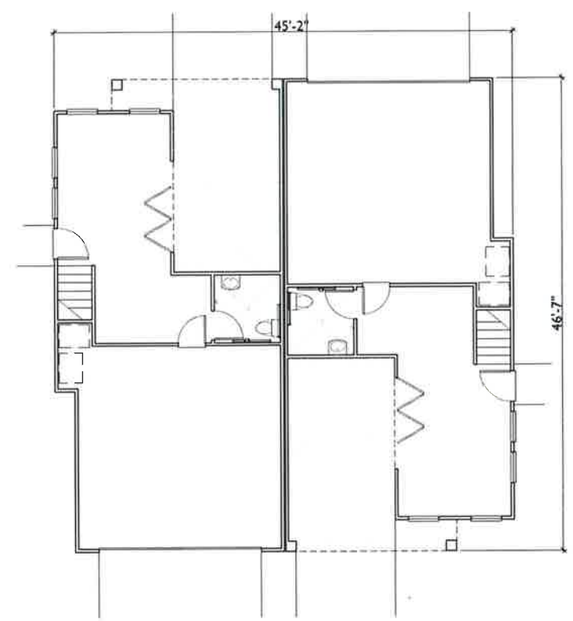
THIRD FLOOR PLAN



SECOND FLOOR PLAN



ROOF FLOOR PLAN



FIRST FLOOR PLAN

Mesa West Bluffs
Urban Plan

THE BOATYARD - 32 UNIT LIVE/WORK

1672 PLACENTIA AVENUE

0 4 8 16

APRIL 8, 2015

DUPLEX FLOOR PLAN

MELIA HOMES
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(949) 350-8285

CITY OF COSTA MESA

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RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

FRONT ELEVATION

ELEVATION NOTES

1 CLASS 'A' BUILT-UP ROOFING
2 EXTERIOR 1620 SAND FINISH STUCCO
3 HORIZONTAL SIDING
4 METAL REGLET
5 COVERED CARPORT
6 DECORATIVE METAL RAILING
7 DECORATIVE AWNING
8 EXTERIOR LIGHT FIXTURE
9 SECTIONAL GARAGE DOOR

Mesa West Bluffs
Urban Plan

THE BOATYARD - 32 UNIT LIVE/WORK

CONCEPTUAL PLAN 2 ELEVATION A

MELIA HOMES
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CITY OF COSTA MESA

1672 PLACENTIA AVENUE

0 4 8 16

APRIL 8, 2015

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RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

FRONT ELEVATION

ELEVATION NOTES

1 CLASS 'A' BUILT-UP ROOFING
2 EXTERIOR 1620 SAND FINISH STUCCO
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9 SECTIONAL GARAGE DOOR

Mesa West Bluffs
Urban Plan

THE BOATYARD - 32 UNIT LIVE/WORK

CONCEPTUAL PLAN 2 ELEVATION B

1672 PLACENTIA AVENUE

0 4 8 16

APRIL 8, 2015

MELIA HOMES
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CITY OF COSTA MESA

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PLAN 1 ALT

PLAN 1

PLAN 2B

PLAN 2A

Mesa West Bluffs
Urban Plan

THE BOATYARD - 32 UNIT LIVE/WORK

1672 PLACENTIA AVENUE

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BUILDING PERSPECTIVES

APRIL 8, 2015

MELIA HOMES
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(949) 350-8285

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Mesa West Bluffs
Urban Plan

THE BOATYARD - 32 UNIT LIVE/WORK

SITE PERSPECTIVES

MELIA HOMES
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CITY OF COSTA MESA

1672 PLACENTIA AVENUE

APRIL 8, 2015

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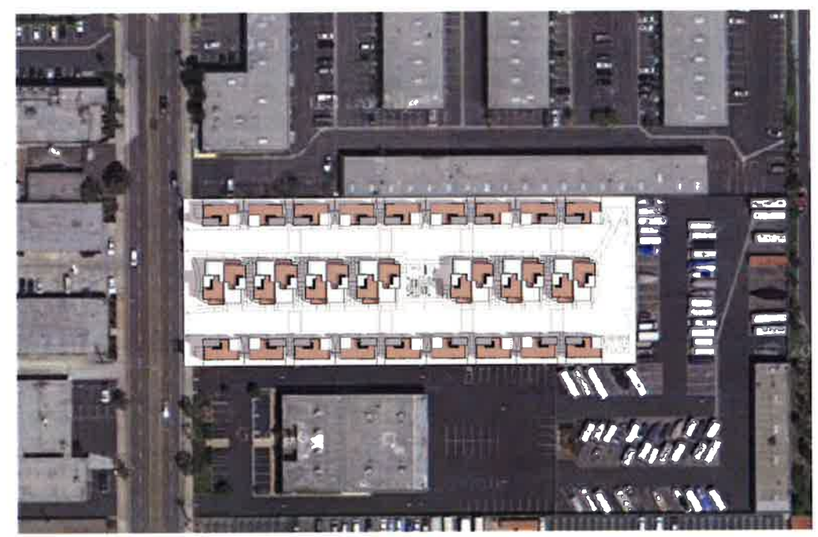
63

DECEMBER 21 - 2 PM

JUNE 21 - 2 PM

DECEMBER 21 - 10 AM



JUNE 21 - 10 AM

Mesa West Bluffs
Urban Plan

THE BOATYARD - 32 UNIT LIVE/WORK

SHADE/SHADOW ANALYSIS

MELIA HOMES
8951 Research Drive Irvine, CA 92618
(949) 350-8285

CITY OF COSTA MESA

1672 PLACENTIA AVENUE

64

APRIL 8, 2015

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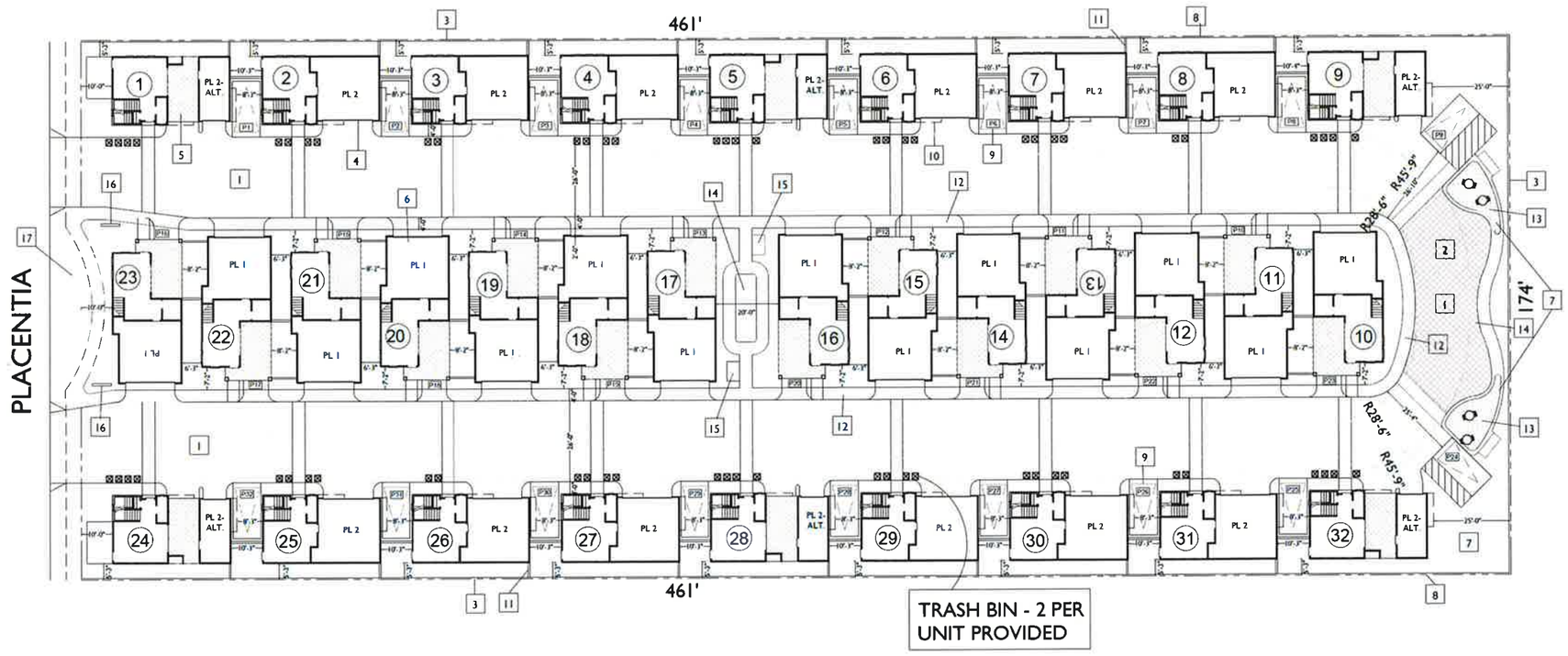

Mesa West Bluffs
Urban Plan

MELIA HOMES
8951 Research Drive Irvine, CA 92618
(949) 350-8285

CITY OF COSTA MESA

THE BOATYARD - 32 UNIT LIVE/WORK

1672 PLACENTIA AVENUE

65

NORTH

0 8 16 32

AUG 6, 2014

TRASH EXHIBIT

SUMMA ARCHITECTURE
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www.summarch.com 760.724.1198

TR

PLANNING COMMISSION SUPPLEMENTAL MEMO

MEETING DATE: JUNE 22, 2015 **ITEM NUMBER** PH-4

SUBJECT: **PLANNING APPLICATION PA-15-13 AND TENTATIVE TRACT MAP NO. TT-17869 FOR A 32-UNIT LIVE/WORK DEVELOPMENT AT 1672 PLACENTIA AVENUE**

DATE: **JUNE 17, 2015**

FROM: **MEL LEE, SENIOR PLANNER** MEL

FOR FURTHER INFORMATION CONTACT: **MEL LEE, AICP (714) 754-5611**
mel.lee@costamesaca.gov

Attached to this memo is a revised Engineering letter (Exhibit B1 of the draft Planning Commission resolution) which deleted condition of approval number 11 requiring the overhead power lines on Placentia Avenue to be relocated underground.

Attachment: Revised Engineering Conditions Letter

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

Melia Homes
Attn: Chris Harmon/Chad Brown
8951 Research Drive, Suite 100
Irvine, CA 92618

Maria Chan
1672 Placentia Avenue
Costa Mesa, CA 92627

CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

June 12, 2015

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

SUBJECT: Tract No. 17869
LOCATION: 1672 Placentia Avenue

Dear Commissioners:

Tentative Tract Map No. 17869 as furnished by the Planning Division for review by the Public Services Department consists of subdividing one parcel into one numbered lot for condominium purposes. Tentative Tract Map No. 17869 meets with the approval of the Public Services Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.

2. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 97-11.

3. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.

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

5. Dedicate an ingress/egress easement to the City for emergency and public security vehicles purposes only. Maintenance of easement shall be the sole responsibility of a Homeowners Association formed to conform to Section 13-41 (e) of the C.C.M.M.C.

6. Vehicular and pedestrian access rights to Placentia Avenue shall be released and relinquished to the City of Costa Mesa except at approved access locations.

7. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk.

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

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Services Manager.

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

10. Submit for approval to the City of Costa Mesa, Engineering Division, Street Improvement Plans that show Sewer and Water Improvements, prepared by a Civil Engineer.

11. The Subdivider shall submit a cash deposit of $730 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.

12. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Tract Map

13. The Subdivider's engineers shall furnish the Engineering Division a storm runoff study showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site. This study to be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur unless a drainage easement is obtained from the adjacent property owner(s).

14. 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.

15. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.

16. Water system improvements shall meet the approval of Mesa Water District; call (949) 631-1200 for information.

17. Dedicate easements as needed for public utilities.

18. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.

19. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.

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

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

22. 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.

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

Sincerely,

Fariba Fazeli, P. E.
City Engineer

(Engr. 2015/Planning Commission Tract 17869)