PLANNING COMMISSION AGENDA REPORT

MEETING DATE: AUGUST 8, 2016 **ITEM NUMBER:** PH-1

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

DATE: **JULY 28, 2016**

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

PRESENTATION BY: **MINOO ASHABI, PRINCIPAL PLANNER**

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

DESCRIPTION

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

- Final Master Plan (PA-07-18) and Vesting Tentative Tract Map VT-17207: (a) demolition of 17,529 square feet of existing restaurant buildings, and (b) conversion of an unbuilt 300-room hotel entitlement to facilitate the construction of a maximum of 484 residential condominiums within a 26-story and 16-story high-rise building, two six-level parking structures containing a total of 1040 parking spaces, and an additional 6,000 square feet of ancillary retail located at 585 and 595 Anton Boulevard.
- Final Master Plan (PA-07-29) for three-level parking structure (total 342 parking spaces) at South Coast Metro Center, located at 351 Anton Boulevard in a PDC zone and Minor Conditional Use Permit for a deviation from shared parking requirements and maximum number of compact parking requirements.

APPLICANT

The applicant and agent of property owner is Wilson Meany.

RECOMMENDATION

Approve the one-year time extension to be valid to October 8, 2017 by adoption of resolution.

BACKGROUND

On October 13, 2014, the Planning Commission approved a two-year time extension for the following entitlements:

1) Symphony Towers consist of two high-rise developments for a total of 484 units.

    a) A 26-story high-rise residential tower with 238 units (1, 2, and 3 bedrooms). A six-level parking structure containing 515 parking spaces will be provided for this tower. The landscaped amenity deck on the sixth level of the parking structure consists of a swimming pool, sundeck, outdoor showers, and landscaped terraces with groundcover and low-lying planting. Recreational amenity rooms which may include a spa, indoor fitness facilities, and other service-oriented rooms are located on the sixth level of the building, adjacent to the six-level amenity deck.

    b) A 16-story high-rise residential tower with 246 units. This tower includes a 6,000 sq. ft. ancillary retail use on the first floor. Employee parking for the retail area is provided in the parking structure, and proposed commercial uses include cafe, sandwich shop, periodical store, dry-cleaning services, and other guest-related, service-oriented amenities.

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

    The project was proposed as a condominium development and included a vesting tentative tract map. This development proposal would result in removal of all on-site surface parking, which a portion was available for joint use by the office complex to the south currently owned by PRII/MCC South Coast Property Owner, LLC. As a condition of approval of Symphony Towers project, the applicant was required to obtain approval for construction of a parking structure at 531 Anton Boulevard (PA-07-29) discussed below.

In addition to the note project, the Planning Commission approved an alternate project on October 13, 2014 with the following details:

- Symphony Apartments consists of two midrise residential buildings including 393 apartment units connected with a pedestrian bridge, a maximum building height of 75 feet, six stories high above grade (66 feet average, 75 feet at the lobby) with one subterranean level parking and a total of 731 parking spaces (699 standard, 15 tandem and 17 compact spaces) will be provided to accommodate the residential units and the 4,104 square feet of retail at ground level (722 spaces required).

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

The Symphony Towers project was subject to several automatic time extensions by the state that would have expired on October 8, 2014. On October 13, 2014, the Planning Commission approved a two-year time extension that would expire on October 8, 2016.

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

PA-07-29 (531 Anton Boulevard)

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

On January 14, 2008, Planning Commission approved the Final Master Plan PA-07-29 for the replacement parking structure. On January 12, 2009, and October 8, 2012, Planning Commission approved two time extensions to coincide the parking structure with the approval of the Symphony Towers project.

GENERAL PLAN CONFORMANCE

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

ENVIRONMENTAL DETERMINATION

Final Program EIR No. 1052 was prepared in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the City of Costa Mesa Environmental Guidelines. Council certified the Program EIR on November 21, 2006 by adoption of Resolution No. 06-93. The proposed time extension is within the scope of the EIR analysis. No further analysis is required.

ALTERNATIVES

1. *Approve the project with modifications*. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, should the Planning Commission choose to do so, staff will return with a revised resolution incorporating new findings and/or conditions.

2. *Deny the project*. If the Planning Commission believes that there are insufficient facts to support the findings for approval, Planning Commission must deny the application and provide facts in support of denial to be included in the attached draft resolution for denial. If the project were denied, the entitlements expire on October 8, 2016.

CONCLUSION

The applicant is intending to pull permits and start construction of the parking structure and is requesting this extension to provide additional time to complete pre-construction activities, coordinate construction logistics and consider alternative parking solutions. Since the two entitlements are tied together with respect to parking, the time extension for both entitlements is requested. Construction of the additional parking structure was required for both Symphony Towers and Symphony Apartment projects.

MINOO ASHABI, AIA
Principal Planner

GARY ARMSTRONG, AICP
Economic Development & Development Services Director / Deputy CEO

Attachments:
1. Vicinity Map
2. Draft Planning Commission Resolution and Exhibits

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

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PRII/MCC South Coast Property Owner, LLC
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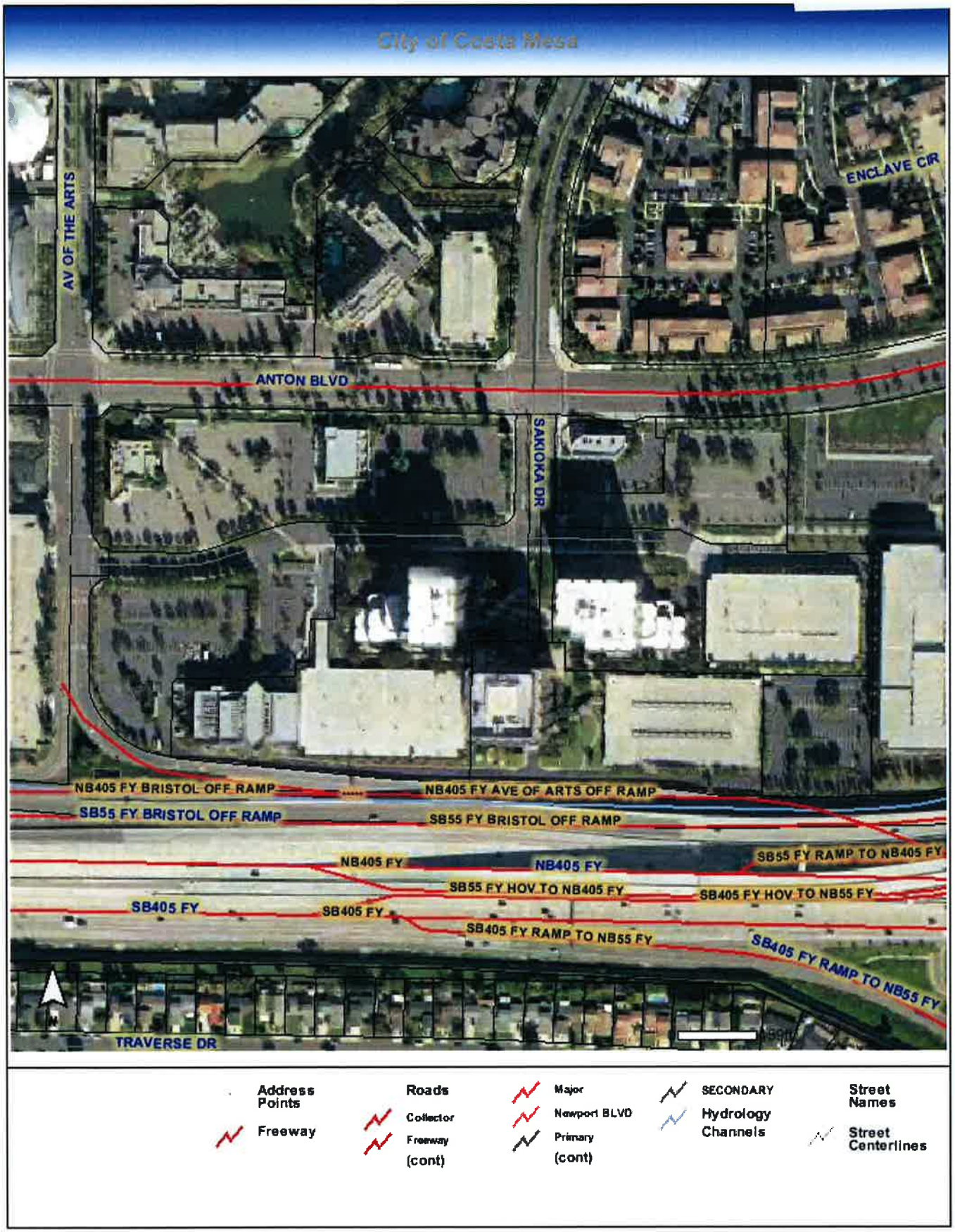
ATTACHMENT 1



ATTACHMENT 2

RESOLUTION NO. PC-16-

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

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

WHEREAS, on October 13, 2014, the Planning Commission approved a two-year time extension for Planning Application PA-07-18 and Vesting Tentative Tract Map 17207 for Symphony Towers with 484 units at 585 and 595 Anton Boulevard and Planning Application PA-07-29 for a three-story parking structure located at 531 Anton Boulevard;

WHEREAS, an application was filed by Wilson Meany on behalf of JKS-CMFV, LLC and AMS Craig, LLC and PRII / MCC South Coast Property Owner, LLC for a one-year time extension of Planning Application PA-07-18 and Vesting Tentative Tract Map 17207 for Symphony Towers with 484- units at 585 and 595 Anton Boulevard and Planning Application PA-07-29 for a three-story parking structure located at 531 Anton Boulevard;

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

(1) Final Master Plan PA-07-18 and Vesting Tentative Tract Map 17207 for a) demolition of 17,529 square feet of existing restaurants, and (b) conversion of an unbuilt 300-room hotel entitlement to facilitate the construction of a maximum of 484 residential condominiums within a 26-story and 16-story high-rise building, two six-level parking structures containing a total of 1040 parking spaces, and an additional 6,000 square feet of ancillary retail located at 585 and 595 Anton Boulevard.

(2) Final Master Plan PA-07-29 for a three-level parking structure (total 342 parking spaces) and a Minor Conditional Use Permit for a deviation from

shared parking requirements and the maximum 10 percent compact parking provision for 34 compact parking spaces;

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

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

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

WHEREAS, the applicant requests approval of a one-year time extension to pull permits and start construction of the parking structure and to coincide the approval of the parking structure with the Symphony Towers project until **October 8, 2017**;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on August 8, 2016, to allow for public comments on the proposed time extension and with all persons having been given the opportunity to be heard both for and against the proposed project;

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

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

BE IT RESOLVED that the Planning Commission hereby **APPROVES** a one-year time extension for the time period until **October 8, 2017** for Final Master Plan PA-07-18, Vesting Tentative Tract Map 17207 and Final Master Plan PA-07-29 and Minor Conditional Use Permit with respect to the properties described above.

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

PASSED AND ADOPTED this 8th day of August, 2016.

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

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Gary Armstrong, acting 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 August 8, 2016, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____
Gary Armstrong, Acting Secretary
Costa Mesa Planning Commission

EXHIBIT 1

RESOLUTION NO. PC-08-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA, APPROVING PLANNING APPLICATION PA-07-29, INCLUDING FINAL MASTER PLAN AND MINOR CONDITIONAL USE PERMIT RELATED TO PARKING REQUIREMENTS, FOR SYMPHONY TOWERS PARKING STRUCTURE B AT 531 ANTON BOULEVARD IN A PDC ZONE.

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 14 th day of January, 2008

DONN HALL
Chair, Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

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

AYES:	COMMISSIONERS	HALL, FISLER, CLARK, EGAN, RIGHEIMER
NOES:	COMMISSIONERS	NONE
ABSENT:	COMMISSIONERS	NONE
ABSTAIN:	COMMISSIONERS	NONE

Kimberly Brandt
Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS

A. Pursuant to Section 13-29(g)(5) of the Municipal Code, Planning Application PA-07-29, including final master plan and minor conditional use permit, meets the broader goals of the 2000 General Plan and North Costa Mesa Specific Plan by exhibiting excellence in design, site planning, integration of uses and structures, and protection of the integrity of neighboring development. The proposed Parking Structure B (342 parking stalls, inclusive of 34 compact parking spaces) is consistent with the approval of preliminary master plan PA-05-47 by the City Council in January, 2007 for the Symphony Towers project. Parking Structure B will replace parking for those parking spaces displaced for the commercial uses due to the construction of the high-rise residential project.

B. The proposed project is in conformance with the General Plan, North Costa Mesa Specific Plan, and Zoning Code. The NCMSP allows building heights ranging from 180 feet and up to 306 feet above grade level. The proposed 27-foot high, three-level parking structure is well below this height limit and is similar in height, scale, and design to the other parking structures at South Coast Metro Center. The concrete walls and columns of the new structure will be finished and painted to match existing structures. The 6" x 42" high concrete parapet will also be painted to match the parapets of the other structures.

C. Pursuant to Section 13-29(g)(2) of the Municipal Code, the approval of the minor conditional use permit to allow a deviation from shared parking requirements and a maximum 10 percent of compact parking spaces is justified because:

(1) Parking Structure B is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area. Specifically, an updated 2007 Shared Parking Study prepared by Linscott, Law, and Greenspan concluded that peak parking demand for the South Coast Metro Center development would be 2,263 parking spaces. The proposed parking supply, with the inclusion of Parking Structure B, would be 2,389 parking spaces. Thus, the proposed supply would more than sufficiently accommodate the parking demand for South Coast Metro Center once the construction of the Symphony Towers project is completed.

(2) Granting the minor conditional use permit will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

(3) Granting the minor conditional use permit will not allow a use, density, or intensity which is not in accordance with the Urban Center Commercial General Plan designation or the North Costa Mesa Specific Plan.

D. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures. Final Environmental Impact Report (EIR) No. 1052 was prepared for the final master plan,

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

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

CONDITIONS OF APPROVAL

Plng. 1. Final master plan PA-07-29 for Parking Structure B shall comply with the conditions of approval, code requirements, and mitigation measures of Final EIR No. 1052 for this project and as listed in the Mitigation Monitoring Program for the Symphony Towers Master Plan PA-07-18/VT-17207. The conditions of approval and code requirements for PA-07-29 shall be blueprinted on the page following or containing the site plan.

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

3. Developer shall submit a final landscape plan to the Planning Division for approval prior to issuance of building permits. The landscaping shall consist of tall-growing canopy trees, with a tree size mix as follows: One tree for every 100 sq.ft. of perimeter landscape area (30% 15 gallon trees, 50% 24-inch box trees, and 20% 36'inch or greater box trees). Eucalyptus trees (or other approved tree type) shall be planted around the north, south, and west elevation of the proposed Parking Structure B. Creeping fig, or some other quick growing, clinging vine, shall be planted on the north elevation.

4. DELETED

5. The final Parking Management Plan shall be approved by the Development Services Director and Transportation Manager prior to issuance of building permits. Developer shall not reduce the amount of parking supply as shown in the approved parking structure plan or increase the amount of compact parking spaces, unless new applications for a minor conditional use permit or a variance are submitted and approved. It shall be noted that, unless the Lakes Pavilions is demolished, the parking arrangement shall be adjusted as applicable to provide for the Lakes Pavilions off-site parking not to exceed 35 spaces either in the proposed structures at the Symphony Towers site or elsewhere in the South Coast Metro Center property, to the satisfaction of the Development Services Director.

6. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to residential communities through specified measures, such as construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes.

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

8. The subject property's ultimate finished grade level may not be filled/raised in excess of 30" above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable onsite storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official and City Engineer prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of the subject property shall preserve or improve the existing pattern of drainage on abutting properties.

9. The developer shall contact the Planning Division to arrange for an inspection of the site prior to the final inspections. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.

10. Nighttime lighting shall be minimized to provide adequate security to the satisfaction of the Development Services Director. Developer shall minimize the number and height of light standards on the third level of the parking structure to the fullest extent possible and consider lighted podiums or recessed light panels as alternative lighting sources to traditional light standards. Any lighting under the control of the developer shall be directed in such a manner so as to not unreasonably interfere with the quiet enjoyment of future on-site sensitive uses within the Symphony Towers.

11. Developer shall submit any minor amendments to the final master plan to the Development Services Director for review and approval prior to submission of working plans/drawings for plan check. In addition to the minor amendments described in Section 13-28 (g) (3) of the Municipal Code, architectural design revisions are considered minor amendments.

12. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). With the exception of back-flow prevention devices, ground-mounted equipment shall not be located in any landscaped setback visible from the street and shall be screened from view, under the direction of Planning Staff. The mechanical screens shall be designed to be of the same materials and architecturally compatible with the buildings.

Eng.

13. Developer shall maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.

14. Developer shall submit for approval an offsite plan to the Engineering Division and Grading Plan to the Building Division that shows sewer, water, existing parkway improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Cross lot drainage shall not occur unless the property owners involved are in agreement that cross lot drainage is acceptable. Construction access approval must be

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

15. Developer shall fulfill the drainage ordinance fee requirements of the Costa Mesa Municipal Code Section 15-65 prior to issuance of building permits.

16. Developer shall fulfill the City of Costa Mesa's Drainage Ordinance No. 06-19 requirements prior to approval of the final map/approval of plans.

17. Private on-site drainage facilities and parkway culverts or drains will not be maintained by the City of Costa Mesa. They shall be maintained by the owner of the property. Private lateral connections to the City's storm drains will require a Hold Harmless Agreement prior to issuance of a permit.

Transp.

18. Developer shall submit a detailed plan for each parking level which identifies circulation within existing parking structure and any internal circulation between structures prior to issuance of building permits.

19. Developer shall identify ramp slopes within the parking structure and comply with the City's ramp slope standards. Ramps with parking shall not exceed 5 percent slope.

20. Developer shall dedicate an access easement to the Orange County Flood Control District (OCFCD) for access and maintenance of the existing adjacent flood control channel. Coordination with the OCFDC for location and size of access easement is required, as well as coordination with the Orange County Transportation Authority, as needed. Please contact Kory Hariri, P.E., OCTA, at 714-560-5436.

Building

21. Developer shall submit a soils report for this project prior to issuance of grading permits. One boring shall be at least 15'0" deep. Soils report recommendations shall be blueprinted on the plans.

22. Developer shall submit grading and drainage plans for this project. Erosion control plan and implementation measures shall also be submitted prior to issuance of a grading permit.

Fire

23. Any required fire hydrant shall be installed and operable prior to the initiation of combustible construction.

24. Developer shall work with the Fire Department to ensure adequate emergency access to the parking structure.

Police

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

CODE REQUIREMENTS

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

Plng.

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

10. Five (5) sets of detailed landscape and irrigation plans shall be required as part of the project plan check review and approval process. Three (3) sets shall be provided to the representative water agency and two (2) set shall be submitted to the Planning Division for review. Plans shall be approved by the water agency with two (2) approved sets forwarded by the applicant to the Planning Division for final approval prior to issuance of building permits.
11. Two (2) sets of landscape and irrigation plans, approved by both the water agency **and** the Planning Division, shall be attached to two of the final building plan sets.
12. Landscape and irrigation plans shall meet the requirements set forth in Costa Mesa Municipal Code Sections 13-103 through 13-108 as well as irrigation requirements set forth by the water agency. Consult with the representative water agency. Mesa Consolidated Water District, Ray Barela (949) 631-1291.
13. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
14. Construction equipment, vehicles, or work between the hours of 7:00 a.m. and 8:00 p.m., provided that all required permits for such construction, repair, or remodeling have been obtained from the appropriate City Departments.

Bldg. 15. Comply with the requirements of the California Code of Regulations, Title 24, also known as the California Building Standards Code, as amended by the City of Costa Mesa.

16. New buildings over 3 stories and/or subterranean structures shall comply with the In-Building Public Safety Radio System Coverage per Sections 5-130 to 5-137 of the Costa Mesa Municipal Code. At plan check submittal, 6 copies of an In-Building Public Safety Radio System Coverage report (Radio System Report) shall be submitted to the Building Safety Division. The Radio System Report shall be certified by an FCC-licensed radio technician as provided by the property owner/applicant. That technician is required by Section 5-133 to conduct initial tests and shall be employed by the owner, the engineer or architect of record, or agent of the owner, but not by the contractor or any person responsible for the work.
17. Prior to issuance of grading permit, developer shall submit soils report, grading, and drainage plans, and final Water Quality Management Plan for this project.
18. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.

19. Submit a soils report for the project at the time of submission of grading plans. One boring shall be at least 15'-0" deep. Soils report recommendations shall be blueprinted on the grading plans.

20. Submit grading and drainage plans for this project. Provide a Stormwater Pollution Prevention Plan (SWPPP) with the grading plans.

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

22. The proposed project shall comply with Title 24 of the California Code of Regulations established by the Energy Commission regarding energy conservation standards. The project applicant shall incorporate the following in building plans:
    - Solar or low emission water heaters shall be used with combined space/water heater units.
    - Double paned glass or window treatment for energy conservation shall be used in all exterior windows.

Eng. 23. Per CMMC Section 15-65, payment of a drainage (storm drain) fee calculated at a rate of $5,654.50 per acre is required. Please contact the Engineering Division.

Trans. 24. Developer shall provide a 25-foot minimum distance from the far side of the proposed drive aisle for all parking spaces to provide adequate space for turning movements. Developer shall comply with the City's Parking Design Standards.

25. Developer shall show all designated visitor parking spaces on parking plan. A 35' by 10' turnaround area shall be provided within the visitor parking area to allow forward motion of vehicles to exit when parking area is fully occupied.

Fire 26. Water mains shall be of adequate size to deliver 1,000 gallons per minute simultaneously from the closest hydrant(s) to any and all points of the development with a minimum residual pressure of 20 psi.

27. Access consisting of a minimum 20-foot wide roadway capable of supporting fire apparatus shall be maintained to all fire hydrants from the time that the hydrants are placed into service. Special consideration shall be given to maintaining the integrity of such roadways during periods of inclement weather.

28. Provide "blue dot" reflective markers on all on-site fire hydrants.

29. Provide fire extinguishers with a minimum rating of 2A to be located within 75 feet of travel distance from all areas. Extinguishers may be of a type rated 2A, 10BC as these extinguishers are suitable for all types of fires and are less expensive.

30. Provide approved smoke detectors to be installed in accordance with the 2005 Edition of the California Fire Code.

31. Provide an automatic fire sprinkler system according to NFPA 13.

SPECIAL DISTRICT REQUIREMENTS

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

Sani 1. Developer shall contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.

AQMD 2. Applicant shall contact the Air Quality Management District (800) 288-

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

School 3. Pay applicable Newport Mesa Unified School District fees to the Building Division prior to issuance of building permits.

State 4. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

EXHIBIT A

PROJECT:

Symphony Towers Replacement Parking Structure 'B'

531 Anton Boulevard, Costa Mesa, CA

August 20, 2007
Issued for FMP

Developer

Wilson Meany Sullivan

100 Wilshire Boulevard, Suite 940
Santa Monica, CA 90401

Land Owner

RREEF America REIT II Corp. CCCC

575 Anton Boulevard, Suite 550
Costa Mesa, CA 92626

PROJECT TEAM:

Architect

Innovative Design Group, Inc.

17848 Sky Park Circle, Suite D
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949.263.9070

Structural Engineer

BPA Group, Inc.

18271 McDurmott Street West, Suite A
Irvine, California 92614
949.955.0011

Civil Engineer

Fuscoe Engineering

Suite 100 - 16795 Von Karman
Irvine, CA 92606
949.474.1960

PA-07-29

PROJECT DATA

PROJECT NAME:	SYMPHONY TOWERS REPLACEMENT PARKING STRUCTURE 'B'
PROJECT ADDRESS:	531 ANTON BOULEVARD COSTA MESA, CA
ORIGINAL SUBMITTAL DATE:	-
ZONING:	EXISTING ZONE: PLANNED DEVELOPMENT COMMERCIAL (NORTH COSTA MESA SPECIFIC PLAN) PROPOSED ZONE: PLANNED DEVELOPMENT COMMERCIAL (NORTH COSTA MESA SPECIFIC PLAN) GENERAL PLAN DESIGNATION: URBAN CENTER COMMERCIAL PROPOSED USE: URBAN CENTER COMMERCIAL
DEVELOPER:	WILSON MEANY SULLIVAN 100 WILSHIRE BOULEVARD, SUITE 940 SANTA MONICA, CA 90401
APN:	-
MAP NUMBER:	-
BLOCK NUMBER:	-
LOT NUMBER:	-
LEGAL DESCRIPTION:	THE LAND REFERRED TO IN THIS COMMITMENT IS IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: PARCEL 2, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON LOT LINE ADJUSTMENT NO. LL-05-04, RECORDED SEPTEMBER 19, 2005, AS INSTRUMENT NO. 05-738604, AND RE-RECORDED SEPTEMBER 26, 2005, AS INSTRUMENT NO. 05-758094, BOTH OF OFFICIAL RECORDS.

VICINITY MAP

SCOPE OF WORK

PROJECT DESCRIPTION:

PARKING STRUCTURE 'B' IS A NEW THREE-LEVEL ABOVE-GRADE GARAGE DEVELOPMENT AT THE SOUTH COAST METRO CENTER. THE NEW STRUCTURE WILL HAVE APPROXIMATELY 344 TOTAL PARKING STALLS AND IS INTENDED TO REPLACE PARKING STALLS DISPLACED BY THE PROPOSED SYMPHONY TOWERS DEVELOPMENT. THE EXISTING SITE CONSISTS OF AN AT-GRADE ASPHALT PARKING LOT THAT IS SOUTH OF AN EXISTING THREE-LEVEL PARKING GARAGE (527 ANTON BOULEVARD) AND EAST OF ANOTHER EXISTING THREE-LEVEL PARKING GARAGE (535 ANTON BOULEVARD). WHEN COMPLETED, PARKING STRUCTURE 'B' WILL CONNECT TO THE WEST STRUCTURE AT ALL LEVELS, AND TO THE NORTH STRUCTURE AT THE GROUND FLOOR LEVEL. A NEW PARKING GATE WILL BE ADDED TO THE EXISTING NORTH ENTRANCE OF THE NORTH PARKING STRUCTURE. PRIOR TO CONSTRUCTION, THE EXISTING SURFACE PARKING LOT WILL CONTINUE TO OPERATE ACCORDING TO ITS APPROVED USE.

BUILDING CODE DATA

CONSTRUCTION TYPE:	TYPE II - 1-HR (POST TENSIONED CONCRETE FRAME)
OCCUPANCY GROUP:	S-4 - OPEN PARKING STRUCTURE
NUMBER OF STORIES:	3
BUILDING HEIGHT:	25'-0" T.O. PARAPET
GROSS AREA:	114,379 SQ. FT.

PROJECT CONTACTS

AUTHORIZED AGENT	CONTACT	GEORGE SAKIOKA
	NAME	J.K. SAKIOKA COMPANY
	ADDRESS	14850 SUNFLOWER AVENUE
	CITY, STATE, ZIP	SANTA ANA, CA 92707
	PHONE	714.545.8811
AUTHORIZED AGENT	CONTACT	PATRICK TOOLEY, VICE-PRESIDENT
	NAME	WILSON MEANY SULLIVAN
	ADDRESS	100 WILSHIRE BOULEVARD, SUITE 940
	CITY, STATE, ZIP	SANTA MONICA, CA 90401
	PHONE	310.387.9000

GOVERNING CODES

2007 CALIFORNIA BUILDING CODE
2007 UNIFORM MECHANICAL CODE
2007 UNIFORM ELECTRICAL CODE

IN ADDITION TO :
ALL STATE, COUNTY, CITY, LOCAL CODES & ORDINANCES

SHEET INDEX

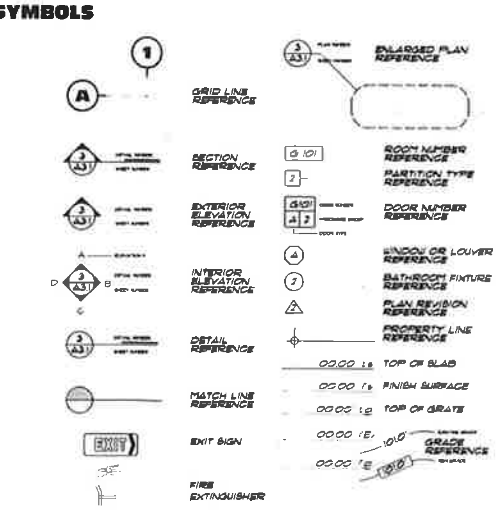
ARCHITECTURAL

A1.1	INFORMATION SHEET
A2.1	LEVEL L1 - GROUND FLOOR PLAN
A2.2	LEVEL L2 - FLOOR PLAN
A2.3	LEVEL L3 - ROOF PLAN
A2.4	PARTIAL PLAN OF EXISTING NORTH PS
A3.1	BUILDING ELEVATIONS

ABBREVIATIONS

[illegible]

SYMBOLS



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LAND OWNER
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575 Anton Boulevard, Suite 550
Costa Mesa, California 92626

PROJECT NAME
Symphony Towers Parking Structure 'B'
(Replacement Structure)

531 Anton Boulevard
Costa Mesa, CA

NO.	REVISION
-	08/01/2007 - SCHEMATIC DESIGN
-	08/08/2007 - REVISION
-	08/20/2007 - ISSUED FOR RFP

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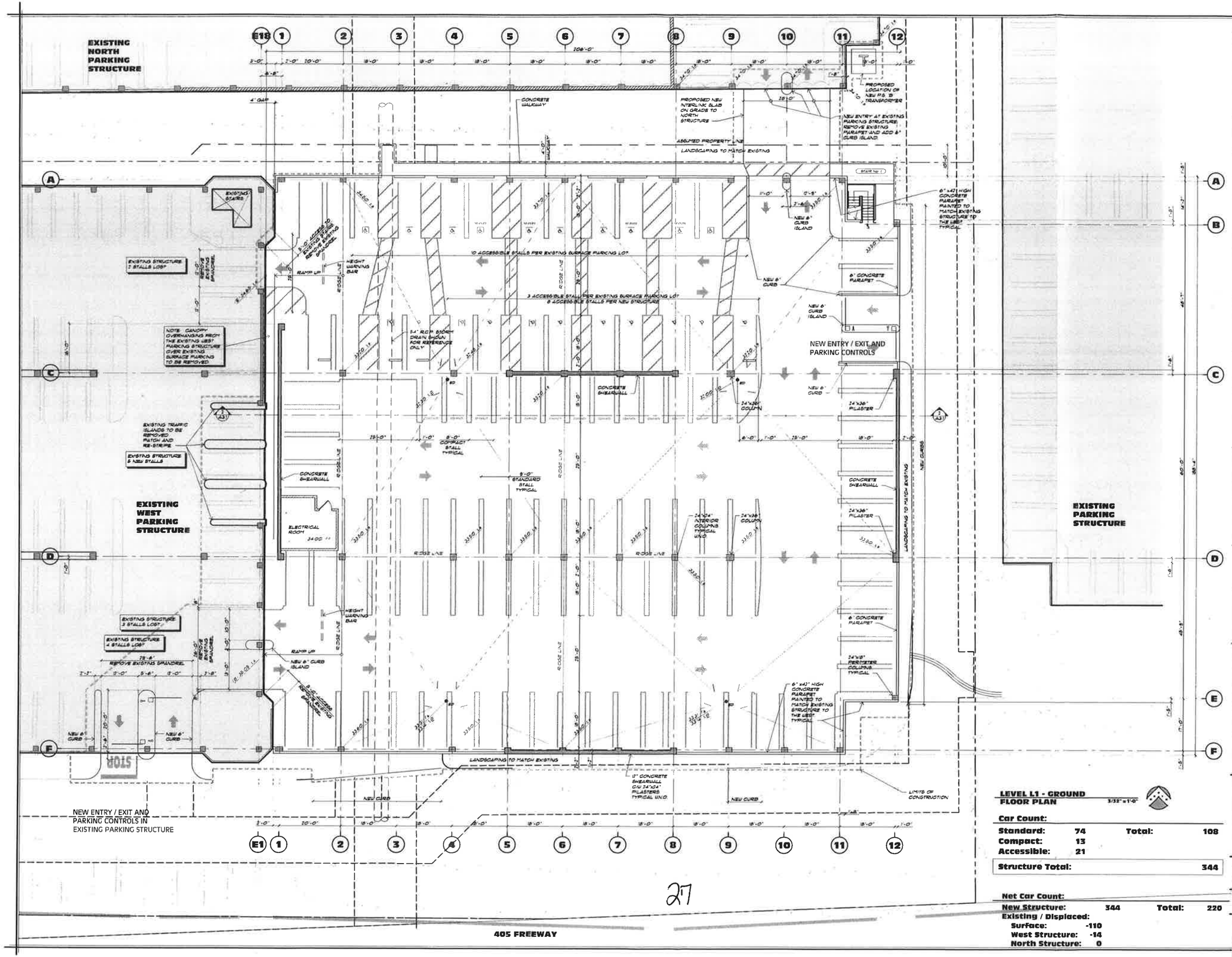
STAMP

DRAWN	mp
CHECKED	-
DATE	JULY 2005
JOB NO	05.019
SCALE	none

General Notes & Information

A1.1



LEVEL L1 - GROUND FLOOR PLAN 3/32" = 1'-0"

Car Count:

Standard:	74	**Total:**	108
Compact:	13		
Accessible:	21		
Structure Total:			344

Net Car Count:

New Structure:	344	**Total:**	220
Existing / Displaced:			
Surface:	-110		
West Structure:	-14		
North Structure:	0		

27

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PROJECT NAME

Symphony Towers Parking Structure 'B'

(Replacement Structure)

531 Anton Boulevard
Costa Mesa, CA

NO.	REVISION
-	06/01/2007 - SCHEMATIC DESIGN
-	06/06/2007 - REVISION
-	06/20/2007 - ISSUED FOR IMP

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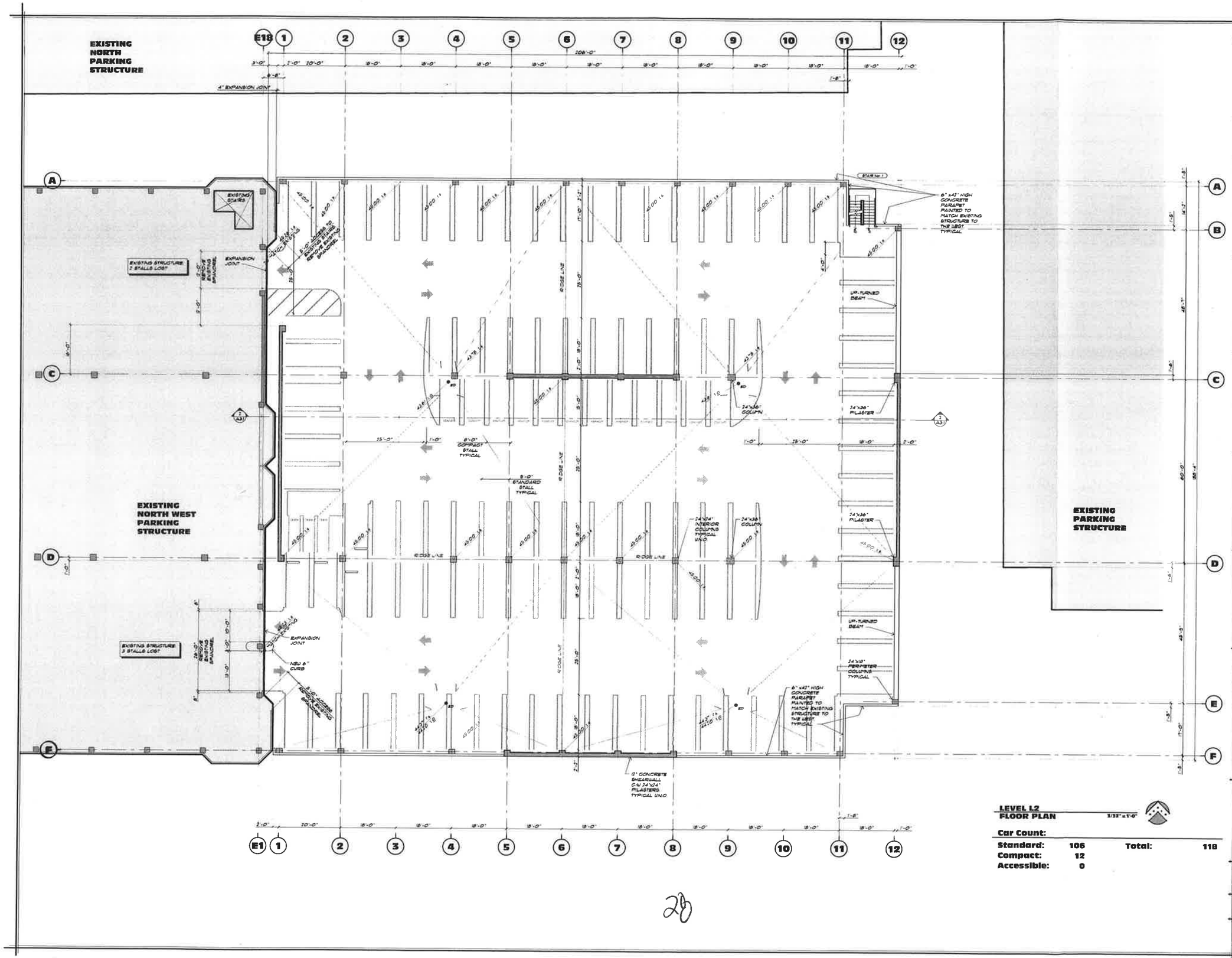
DRAWN: mp
CHECKED: -
DATE: JULY 2005
JOB NO: 05.019
SCALE: 3/32" = 1'-0"

LEVEL L1 - GROUND FLOOR PLAN

A2.1



28

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PROJECT NAME
Symphony Towers Parking Structure 'B'
(Replacement Structure)
531 Anton Boulevard
Costa Mesa, CA

NO.	REVISION
-	08/01/2001 - SCHEMATIC DESIGN
-	08/06/2001 - REVISION
-	08/20/2001 - ISSUED FOR RFP

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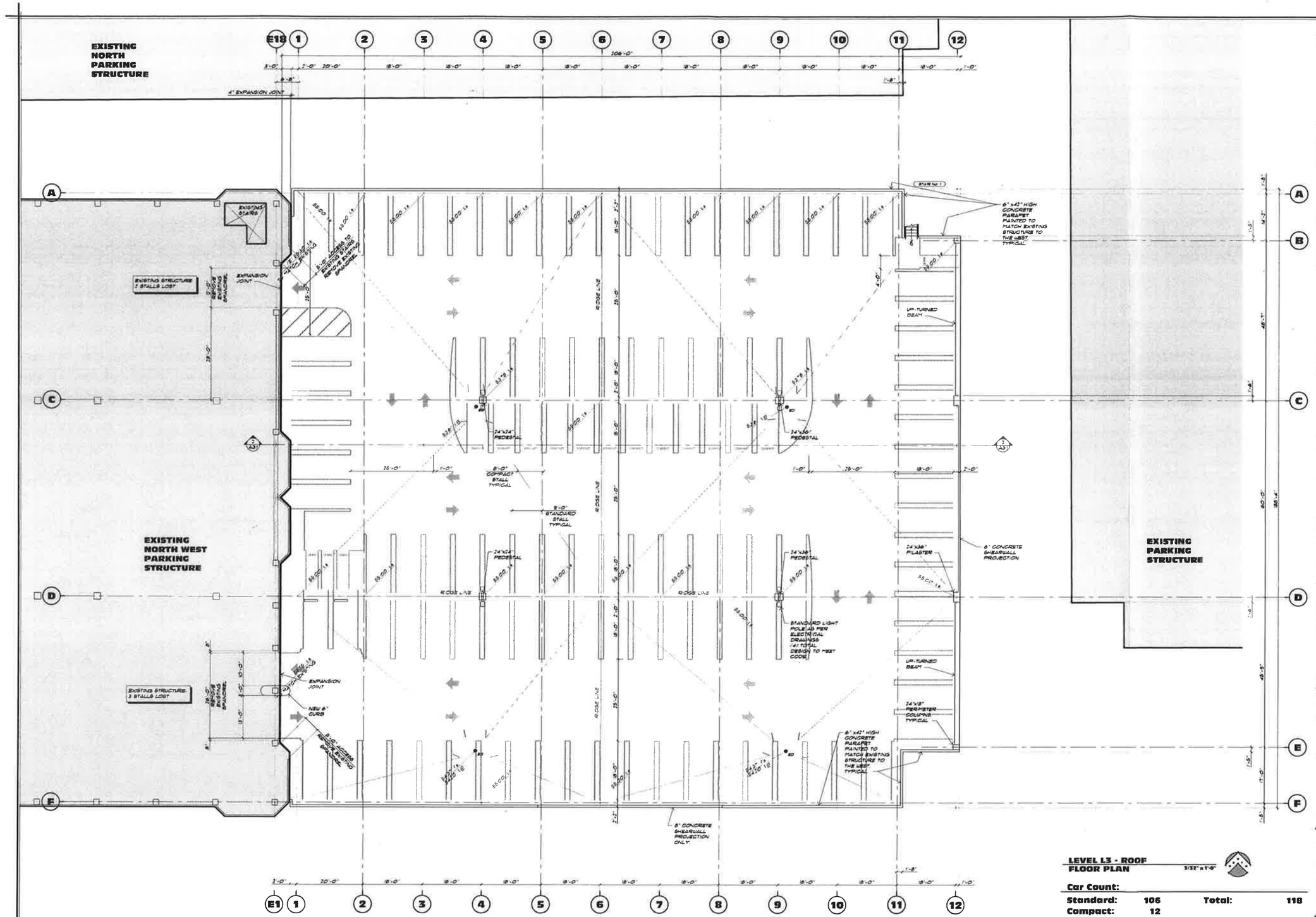
DATE: JULY 2005
JOB NO. 05.018
SCALE: 3/32" = 1'-0"

LEVEL L2
FLOOR PLAN

A2.2



LEVEL L3 - ROOF FLOOR PLAN 3/32" = 1'-0"

Car Count:

Standard:	**106**	**Total:**	**118**
Compact:	**12**		
Accessible:	**0**		

29

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PROJECT NAME

Symphony Towers Parking Structure 'B'

(Replacement Structure)

531 Anton Boulevard
Costa Mesa, CA

NO.	REVISION
-	06/01/2007 - SCHEMATIC DESIGN
-	06/06/2007 - REVISION
-	06/20/2007 - ISSUED FOR PMP

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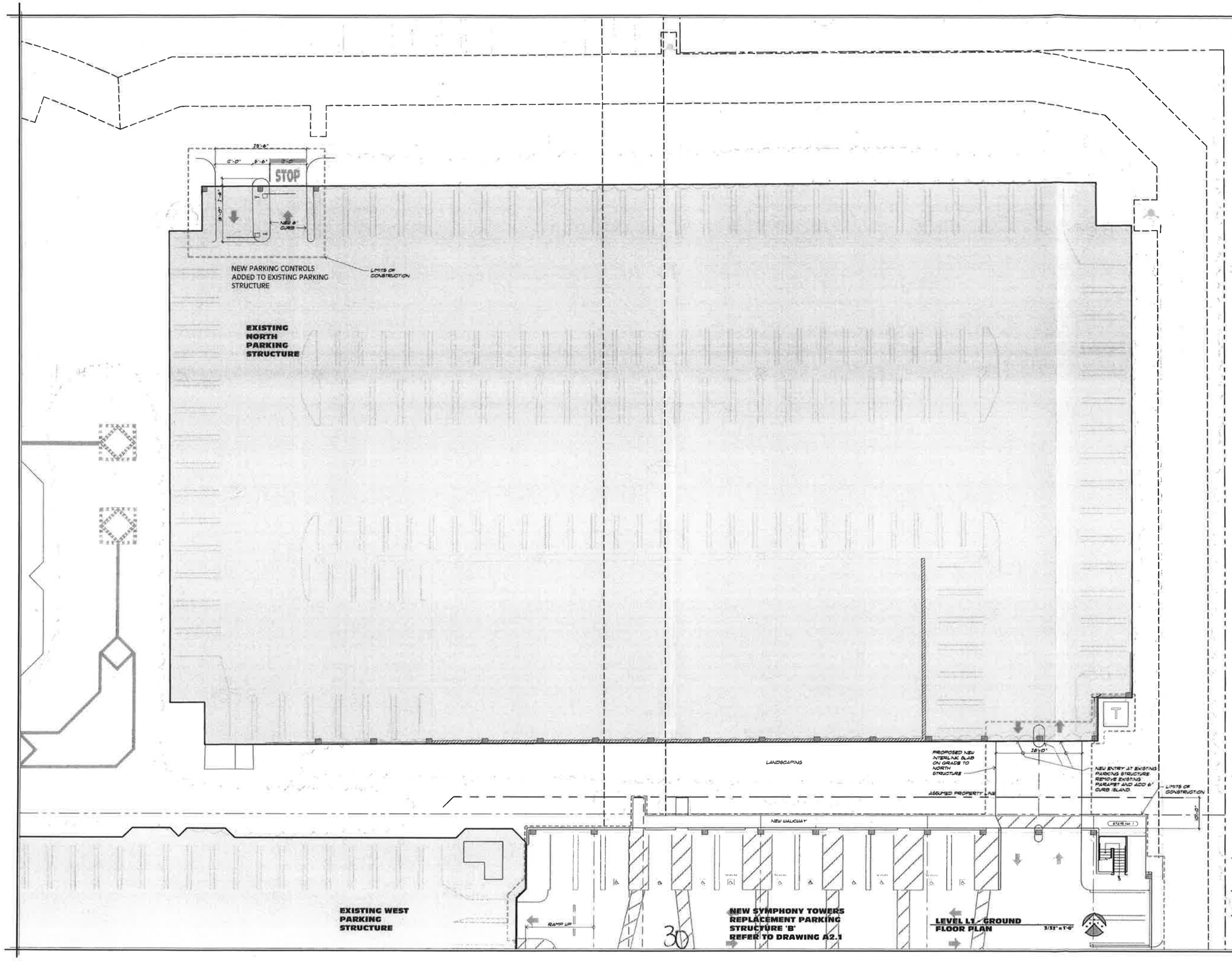
DATE: JULY 2005
JOB NO: 05.019
SCALE: 3/32" = 1'-0"

LEVEL L3 - ROOF FLOOR PLAN

A2.3



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PROJECT NAME

Symphony Towers Parking Structure 'B'

(Replacement Structure)

531 Anton Boulevard
Costa Mesa, CA

NO.	REVISION
-	06/01/2007 - SCHEMATIC DESIGN
-	06/06/2007 - REVISION
-	06/20/2007 - ISSUED FOR PMP

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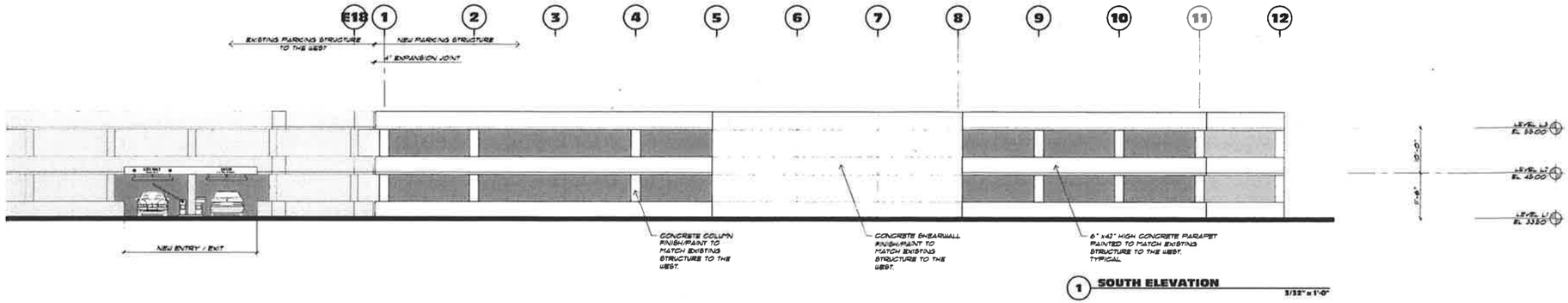
STAMP

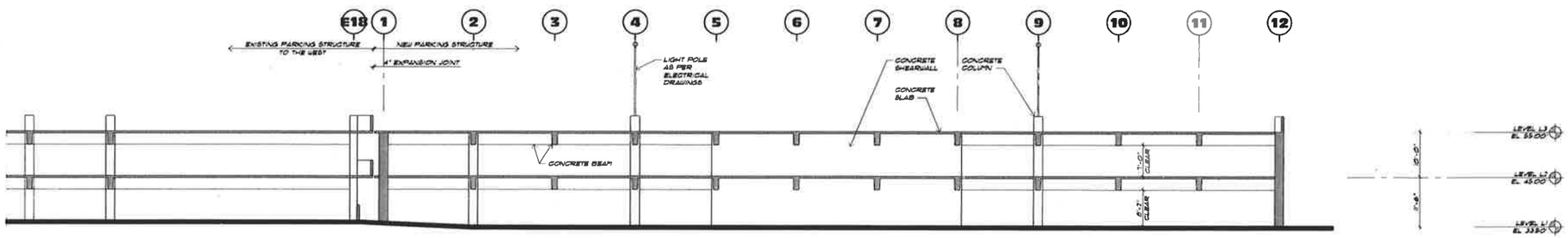
DRAWN: FMP CHECKED: -
DATE: JULY 2005
JOB NO: 05.019
SCALE: 3/32" = 1'-0"

EXISTING NORTH PARKING STRUCTURE GROUND FLOOR PLAN

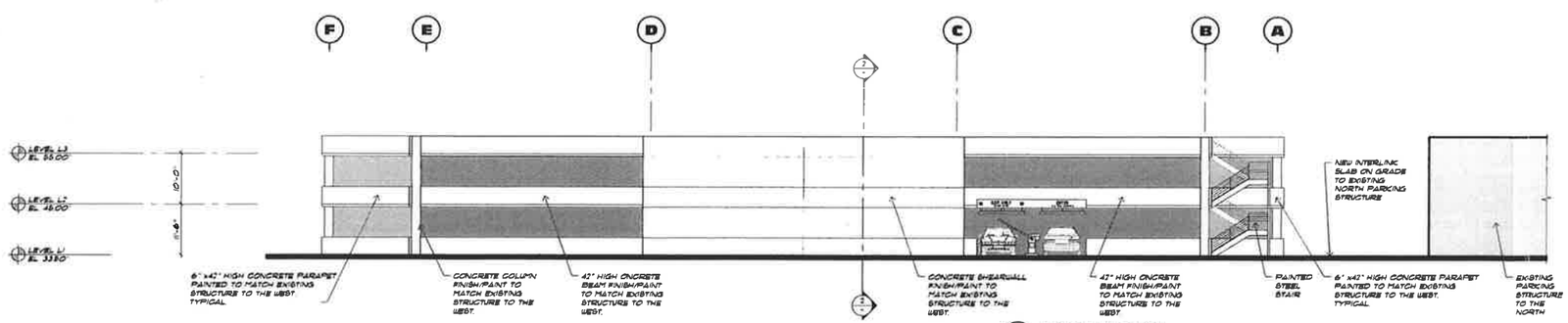
A2.4



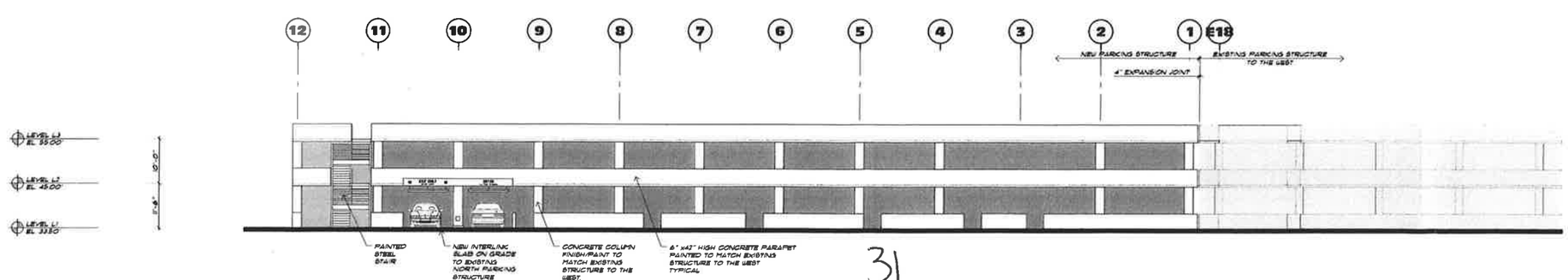
1 SOUTH ELEVATION 3/32" = 1'-0"



2 BUILDING SECTION 3/32" = 1'-0"



3 EAST ELEVATION 3/32" = 1'-0"



31

4 NORTH ELEVATION 3/32" = 1'-0"

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Costa Mesa, California 92626

PROJECT NAME
Symphony Towers Parking Structure 'B'

(Replacement Structure)

531 Anton Boulevard
Costa Mesa, CA

NO.	REVISION
-	08/01/2001 - SCHEMATIC DESIGN
-	08/08/2001 - REVISION
-	08/20/2001 - ISSUED FOR BPP

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STAMP

DRAWN: mg CHECKED: -
DATE: JULY 2005
JOB NO: 05.019
SCALE: 3/32" = 1'-0"

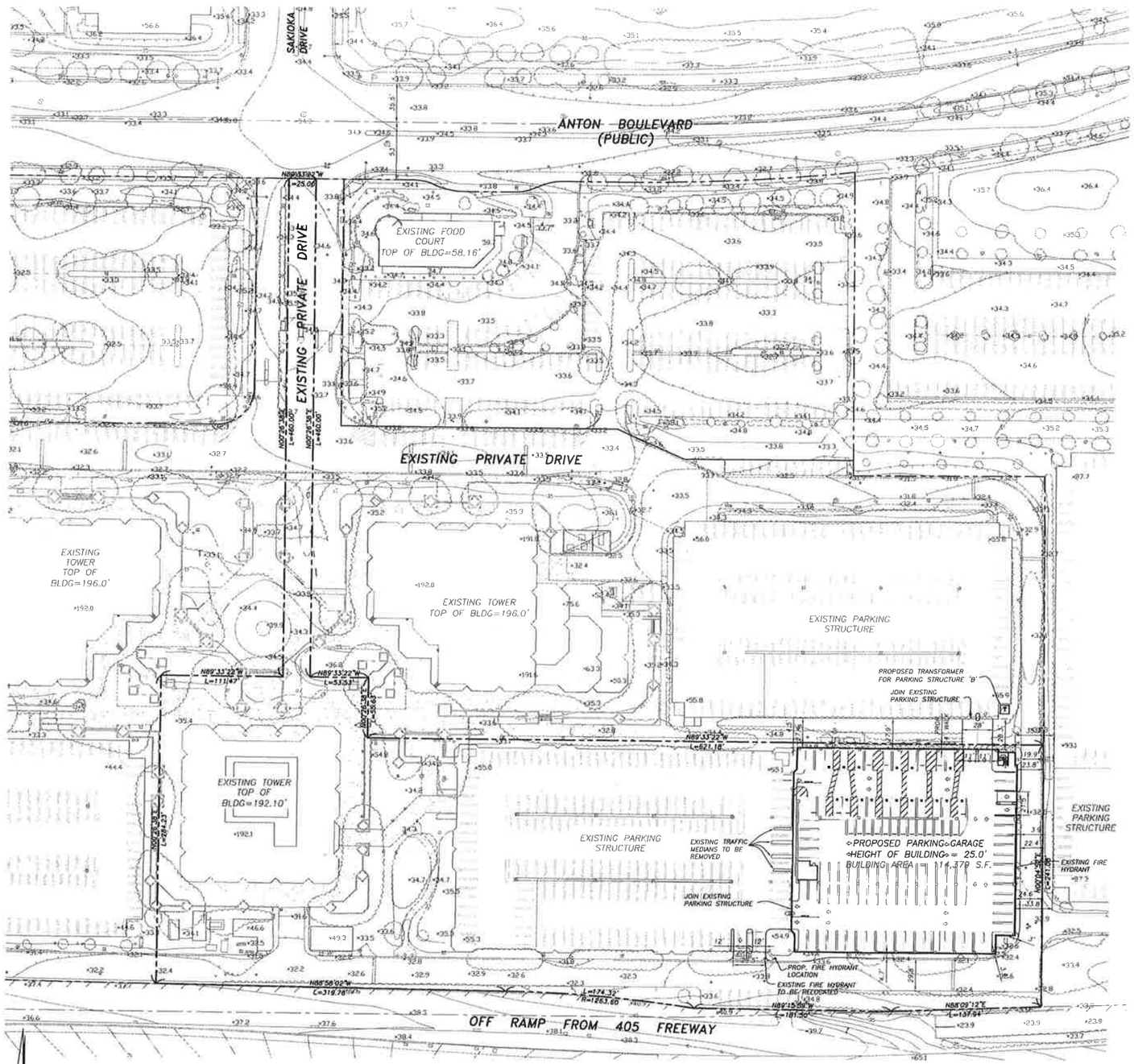
BUILDING ELEVATIONS & SECTION

A3.1

TECHNICAL SITE PLAN

PARCEL 2, LLA-05-04, #05-758094

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



VICINITY MAP
NTS

LEGEND

PROPERTY LINE

STREET CENTERLINE

SEE SHEET C2 FOR EXISTING EASEMENTS

PROJECT ADDRESS

531 ANTON BOULEVARD
COSTA MESA, CA

PROJECT LOCATION

LOCATED ADJACENT TO THE SYMPHONY TOWERS PROJECT AT THE CORNER OF SAKIOKA AND ANTON IN THE CITY OF COSTA MESA (PARCEL 2 OF LLA NO. 05-04).

***LOT AREA**

TOTAL AREA = 214,893 S.F.

****OPEN SPACE AREA**

OPEN SPACE AREA = 61,949 S.F.

PERCENTAGE OF TOTAL AREA = 28.8%

*****DRIVEWAY & OPEN PARKING AREA**

DRIVEWAY & OPEN PARKING AREA = 35,088 S.F.

PERCENTAGE OF TOTAL AREA = 16.3%

*LOT AREA IS CALCULATED AS THE TOTAL AREA OF THE LOT

**TOTAL OPEN SPACE AREA IS CALCULATED AS TOTAL OPEN SPACE AREA (INCLUDES LAND AREAS THAT ARE NOT OCCUPIED BY BUILDINGS, STRUCTRES, PARKING AREAS, DRIVEWAYS, STREETS, OR ALLEYS. OPEN SPACE AREAS SHALL BE DEVOTED TO LANDSCAPING, PRESERVATION OF NATURAL FEATURES, PATIOS AND RECREATIONAL AREAS AND FACILITIES OF THE TOTAL LOT

***TOTAL DRIVEWAY AND OPEN PARKING AREA IS CALCULATED AS TOTAL AREA OF DRIVEWAYS, STREETS, ALLEYS, AND PARKING AREAS

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PROJECT NAME

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531 Anton Boulevard
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NO.	REVISION
-	RMP SUBMITTAL

STATE OF CALIFORNIA

PREPARED BY:
FUSCOE ENGINEERING

DRAWN: MT CHECKED: -
DATE: AUGUST 30, 2007
JOB NO: 707.0166
SCALE: AS SHOWN

SHEET TITLE
TECHNICAL SITE PLAN

C.1

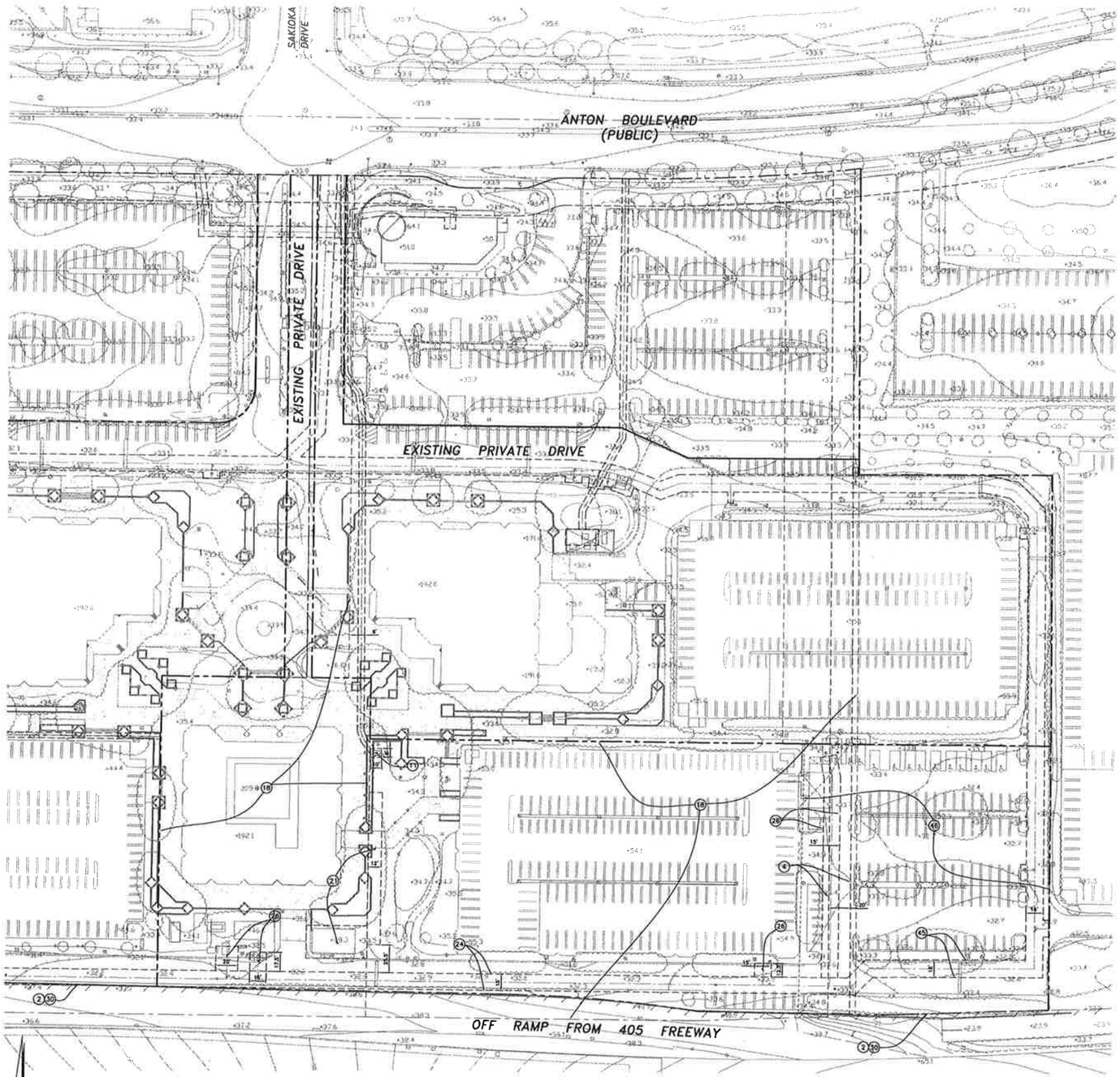
32

PA-07-29

TECHNICAL SITE PLAN – CONSTRAINTS MAP

PARCEL 2, LLA-05-04, #05-758094

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



33

LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- EXISTING EASMENTS
- PROPOSED EASMENTS

LEGAL DESCRIPTION:

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

PARCEL 2, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON LOT LINE ADJUSTMENT NO. LL-05-04, RECORDED SEPTEMBER 19, 2005, AS INSTRUMENT NO. 05-738604, AND RE-RECORDED SEPTEMBER 26, 2005 AS INSTRUMENT NO. 05-758094, BOTH OF OFFICIAL RECORDS.

BENCH MARK:

DESIGNATION: CM-30-81 NAVD 88 HEIGHT: 35.472 (ft)

COUNTY OF ORANGE, P.F.R.D./ GEOMATICS – LAND INFORMATION SYSTEMS VERTICAL CONTROL DATA – O.C.S. 1995 ADJUSTMENT

DESCRIBED BY OCS 1981 AT THE SOUTH END OF THE WEST HEADWALL OF THE BRIDGE OVER A FLOOD CONTROL CHANNEL AT THE NORTHWEST CORNER OF SUNFLOWER AVENUE AND FLOWER STREET, 31.4 FT. WEST OF THE CENTERLINE OF FLOWER STREET

MONUMENT TYPE: ORANGE COUNTY SURVEYOR'S 3 3/4" ALUMINUM DISK

BASIS OF BEARINGS:

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

EASEMENTS:

(2) THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE ANY RIGHTS OF INGRESS OR EGRESS TO OR FROM THE FREEWAY, SAID RIGHTS HAVING BEEN RELINQUISHED BY THE DEED TO THE STATE OF CALIFORNIA RECORDED NOVEMBER 4, 1965 IN BOOK 7729, PAGE 157, AUGUST 30, 1967 IN BOOK 8357, PAGE 871, NOVEMBER 4, 1965 IN BOOK 7729, PAGE 149 AND OCTOBER 22, 1981 IN BOOK 14265, PAGE 890, ALL OF OFFICIAL RECORDS; SAID ACCESS AND ABUTTER'S RIGHTS TO THE ADJACENT FREEWAY WERE ALSO CONVEYED TO THE CITY OF COSTA MESA BY QUITCLAIM DEED RECORDED AUGUST 17, 1999 AS INSTRUMENT NO. 99-598565 OF OFFICIAL RECORDS.
(DOCUMENT TO STAY AS IS)

(4) EASEMENTS FOR STORM DRAIN PURPOSES OVER LOT 5, AS SHOWN AND DEDICATED TO THE CITY OF COSTA MESA ON THE MAP OF TRACT 10950.
(EASEMENT TO REMAIN AS IS)

(11) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

PURPOSE: UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS
RECORDED: OCTOBER 25, 1984 AS INSTRUMENT NO. 84-441125, OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
(EASEMENT TO REMAIN AS IS)

(18) AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS AS SET FORTH THEREIN AS DISCLOSED BY A DOCUMENT.

LESSOR: SAKIOKA FARMS, INC., A CALIFORNIA CORPORATION AND ROY K. SAKIOKA, INCORPORATED, A CALIFORNIA CORPORATION
LESSEE: CURCI-ENGLAND CO., A CALIFORNIA GENERAL PARTNERSHIP
RECORDED: MAY 21, 1985 AS INSTRUMENT NO. 85-182999, OFFICIAL RECORDS

NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.
(DOCUMENT TO REMAIN AS IS)

(21) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

PURPOSE: EITHER OR BOTH UNDERGROUND LINES, CONDUITS, INCLUDING ABOVEGROUND APPURTENANT FIXTURES
RECORDED: MAY 9, 1988 AS INSTRUMENT NO. 88-165051 AND RE-RECORDED MAY 9, 1988 AS INSTRUMENT NO. 88-215281, BOTH OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
(EASEMENT TO REMAIN AS IS)

(24) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

PURPOSE: PIPELINE
RECORDED: JULY 26, 1989 AS INSTRUMENT NO. 89-395108, OFFICIAL RECORDS
AFFECTS: ALL PARCELS AS DESCRIBED THEREIN

THE EFFECT OF AN EASEMENT QUITCLAIM DEED, RECORDED JUNE 1, 2001 AS INSTRUMENT NO. 01-359689, OFFICIAL RECORDS.
(EASEMENT TO REMAIN AS IS)

(26) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

PURPOSE: PIPELINE OR PIPELINES
THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEDICATION AGREEMENT" EXECUTED BY AND BETWEEN THE CITY OF COSTA MESA, A CALIFORNIA MUNICIPAL CORPORATION,
RECORDED: MARCH 7, 1990 AS INSTRUMENT NO. 90-121119, OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
(EASEMENT TO BE MODIFIED)

(30) THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THAT CERTAIN DOCUMENT

RECORDED: MAY 8, 2000 AS INSTRUMENT NO. 00-237233, OFFICIAL RECORDS
AFFECTS: THE SOUTHERLY LINE OF SAID LAND
(DOCUMENT TO REMAIN AS IS)

(45) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

PURPOSE: PIPELINE OR PIPELINES, WITH INCIDENTAL ORDINARY AND NECESSARY APPURTENANCES AND CONNECTIONS
RECORDED: MAY 15, 2001 AS INSTRUMENT NO. 01-312824, OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
(EASEMENT TO BE MODIFIED)

(46) AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS AS SET FORTH THEREIN AS DISCLOSED BY A DOCUMENT.
LESSOR:

MARJACK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; ("MARJACK"); JKS-SF, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; ("JKS-SF") THE ARTHUR MASAKI SAKIOKA FAMILY TRUST, AS TENANTS IN COMMON; (MARJACK, JKS-SF AND THE TRUST BEING COLLECTIVELY REFERRED TO HEREIN AS THE "FEE CO-TENANTS" AND COLLECTIVELY BEING SUCCESSORS IN INTEREST TO SAKIOKA FARMS, A CALIFORNIA GENERAL PARTNERSHIP, SUCCESSOR IN INTEREST TO SAKIOKA FARMS, INC., A CALIFORNIA CORPORATION ("SAKIOKA FARMS") AND ROY K. SAKIOKA & SONS, A CALIFORNIA GENERAL PARTNERSHIP, SUCCESSOR IN INTEREST TO ROY K. SAKIOKA, INCORPORATED, A CALIFORNIA CORPORATION ("ROY K. SAKIOKA") (THE FEE CO-TENANTS AND ROY K. SAKIOKA)

LESSEE:

BRE/SOUTH COAST L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 95.7851 % INTEREST ("BRE/SOUTH COAST"), AND MCARTHY COOK & CO. – SOUTH COAST METRO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN % INTEREST ("MC CARTHY COOK"), (BRE/SOUTH COAST AND MC CARTHY UNDIVIDED 4.2149 COOK)

RECORDED: JULY 7, 2000 AS INSTRUMENT NO. 00-357132, OFFICIAL RECORDS

NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.

LEASE OVER PARCEL 2, LOT LINE ADJUSTMENT NO. 2000-04
(DOCUMENT TO REMAIN AS IS)

ARCHITECT
Innovative Design Group
17785 Sky Park Circle, Suite A
Irvine, CA 92614-6030
Ph: 949.263.8770
Fx: 949.263.8772
info@innovativedesigngroup.com

STRUCTURAL ENGINEER
BPA Group
BPA Group Inc.
Suite "A" 17785 Sky Park Circle
Irvine, CA 92614
T: 949.289.8681 / 877.525.5950
F: 949.203.0231

CIVIL ENGINEER
FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

DEVELOPER
WILSON MEANY SULLIVAN
Wilson Meany Sullivan
100 Wilshire Boulevard, Suite 940
Santa Monica, CA 90401
T: 310.382.3000

LAND OWNER
RREEF America REIT II Corp. CCCC
RREEF America REIT II Corp. CCCC
575 Anton Boulevard, Suite 550
Costa Mesa, California 92626

PROJECT NAME
Symphony Towers Parking Structure 'B'

(Replacement Structure)

531 Anton Boulevard
Costa Mesa, CA

NO.	REVISION
-	PMP SUBMITTAL

STAMP

PREPARED BY:
FUSCOE ENGINEERING

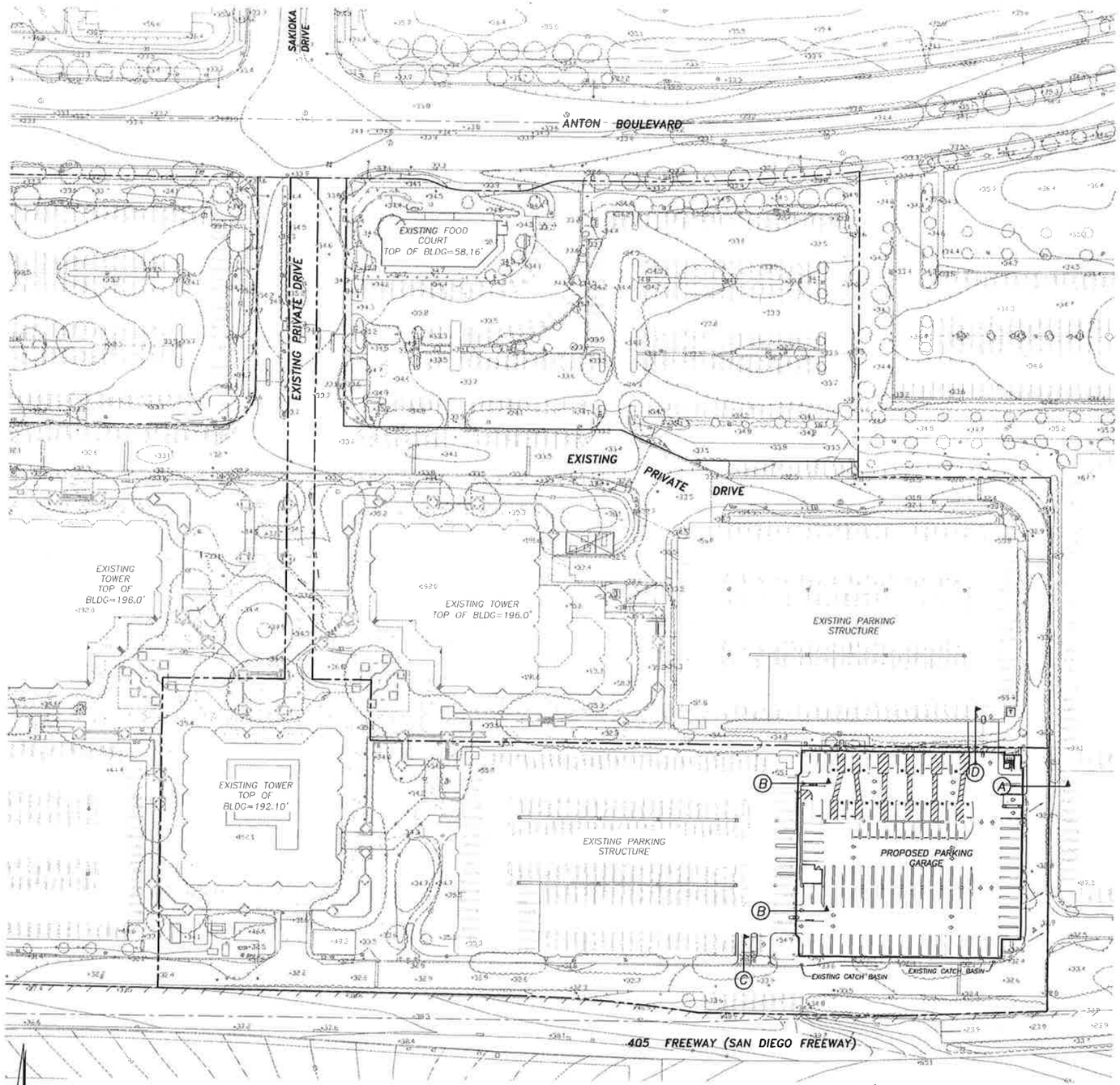
DRAWN: MC CHECKED: –
DATE: AUGUST 15, 2007
JOB NO: 07126
SCALE: AS SHOWN
SHEET TITLE
SITE PLAN - CONSTRAINTS MAP

C.2

PRELIMINARY GRADING PLAN

PARCEL 2, LLA-05-04, #05-758094

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

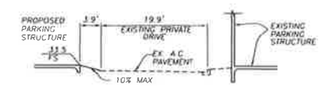


LEGEND

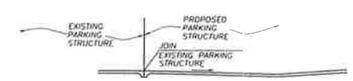
PROPERTY LINE

STREET CENTERLINE

SEE SHEET C2 FOR EXISTING EASEMENTS

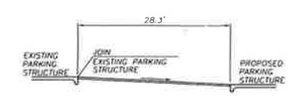


EAST ENTRANCE OF GARAGE NTS (A)



JOIN OF EXISTING GARAGE NTS (B)

SOUTH ENTRANCE OF GARAGE NTS (C)



JOIN EXISTING GARAGE NORTH OF PROP. GARAGE NTS (D)

34

ARCHITECT

Innovative Design Group

STRUCTURAL ENGINEER

BPA Group

BPA Group Inc.
Suite "A", 17785 Sky Park Circle
Irvine, CA 92614
T: 949.250.8688 / 877.725.5080
F: 949.203.0231

CIVIL ENGINEER

FUSCOE ENGINEERING

16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

DEVELOPER

WILSON MEANY SULLIVAN

Wilson Meany Sullivan
100 Wilshire Boulevard, Suite 940
Santa Monica, CA 90401
T: 310.392.9000

LAND OWNER

RREEF America REIT II Corp. CCCC

RREEF America REIT II Corp. CCCC
575 Anton Boulevard, Suite 550
Costa Mesa, California 92626

PROJECT NAME

Symphony Towers Parking Structure 'B'

(Replacement Structure)

531 Anton Boulevard
Costa Mesa, CA

NO.	REVISION
1	RMP SUBMITTAL

STAMP

PREPARED BY:
FUSCOE ENGINEERING

DRAWN: VE CHECKED: –
DATE: AUGUST 30, 2004
JOB NO: 03-7140
SCALE: AS SHOWN
SHEET TITLE

PRELIMINARY GRADING PLAN

C.3

EXHIBIT 2

RESOLUTION NO. PC-07-74

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 8 th day of OCTOBER, 2007

DONN HALL
Chair, Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Kimberly Brandt, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on October 8, 2007, by the following votes:

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

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

Kimberley Brandt

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS

A. Pursuant to Section 13-29(g)(5) of the Municipal Code, Final Master Plan PA-07-18 meets the broader goals of the 2000 General Plan and North Costa Mesa Specific Plan by exhibiting excellence in design, site planning, integration of uses and structures, and protection of the integrity of neighboring development. The proposed project would create a unique housing type and will be among the first of this kind of housing type in Costa Mesa. The new building will feature world-class architecture designed by a renowned architect, and the high-rise residential structure will complement the cultural and entertainment arts center uses at South Coast Plaza Town Center. The proposed project would meet the housing needs of the high-income segments of the community at a level no greater than which can be supported by planned infrastructure improvements.

B. The creation of the subdivision and related improvements is consistent with the General Plan and North Costa Mesa Specific Plan.

C. The proposed residential use of the subdivision is compatible with the General Plan. The approval of the subdivision will allow home ownership opportunities without impacting rental housing. This is consistent with the goals, objectives, and policies of the General Plan Land Use and Housing Element.

D. Pursuant to Section 13-29(g)(13) of the Municipal Code, the subject property is physically suitable to accommodate Vesting Tentative Tract Map VT-17207 in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan.

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

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

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

H. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures. Final Environmental Impact Report (EIR) No. 1052 was prepared for the final master plan, pursuant to the California Environmental Quality Act. Although the proposed project could have a significant effect on the environment, mitigation measures have been

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

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

J. The findings with respect to the environmental effects of the project are in the document, "CEQA Statements of Findings, Facts and Overriding Consideration for the North Costa Mesa High Rise Residential Projects", attached to the City Council resolution for the General Plan Amendment GP-06-03.

K. The evidence presented in the record as a whole indicates that the project will not individually or cumulatively have an adverse affect on wildlife resources or habitat. The project site consists of ornamental, non-native vegetation and does not contain, nor is it in proximity to, any sensitive habitat areas.

L. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management of Title 13 of the Municipal Code in that the project's traffic impacts will be mitigated at all affected intersections.

M. The project has been reviewed for conformity with the Orange County Congestion Management Program (CMP) requirements and the additional traffic generated by the project does not cause the CMP highway system to exceed LOS "E".

N. The site-specific residential density of 100 dwelling units per acre and site-specific nonresidential FAR of .03 FAR is a development option for this subarea of Area 6, South Coast Metro Center, in the North Costa Mesa Specific Plan. City Council approved this maximum allowable density/FAR pursuant to the adoption of General Plan Amendment GP-06-02 and North Costa Mesa Specific Plan Amendment SP-06-02 in January 2007. Subsequent to the approval of Final Master Plan PA-07-18, any future dedication of land for roadway purposes, including but not limited to, any required deceleration lanes and vehicle turnout lanes on Anton Boulevard and Avenue of the Arts within the project limits will not diminish the previously-approved maximum allowable development of 484 units and 6,000 sq.ft. of ancillary retail uses for the Symphony Towers site. The land dedications are critical roadway improvements required to enhance vehicle circulation and traffic safety for the high-rise residential development.

O. The proposed high-rise residential buildings as conditioned shall include the City of Costa Mesa's building and fire safety standards for high-rise residential development.

P. The proposed high-rise residential structures have been submitted for review by the Federal Aviation Administration (FAA). The project shall be constructed in accordance with the FAA Determination of No Hazard issued in October, 2006 or most current FAA

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

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

R. The proposed buildings are an excessive distance from the street necessitating fire apparatus access and provisions of an on-site fire hydrant(s) as required by the Costa Mesa Fire Department.

EXHIBIT "B"

CONDITIONS OF APPROVAL

Plng. 1. Final Master Plan PA-07-18/VT-17207 shall comply with the conditions of approval, code requirements, and mitigation measures of Final EIR No. 1052 for this project and as listed in the attached Mitigation Monitoring Program (Exhibit "C"). Additional conditions of approval are also included as part of the Mitigation Monitoring Program.

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

3. The conditions of approval and code requirements for PA-07-18/VT-17207 shall be blueprinted on the page following or containing the site plan.

4. Prior to issuance of building permits, the developer shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office. The CC&Rs shall contain provisions that effectively implement the following requirements: (1) require that the homeowner's association (HOA) effectively manage tenant and guest parking onsite and employ necessary measures (e-g. valet parking, mechanical lift parking, tandem parking, etc.) as needed. If onsite parking is not appropriately managed by the HOA, the Development Services Director shall require implementation of corrective measure(s) to address onsite parking problems in the future; (2) require that the HOA contract with a towing service to enforce the parking regulations; (3) require that the HOA prohibit any clothing, beach towels, banners, textiles, or any other items deemed as visual clutter to be hung from private balconies; (4) Any subsequent revisions to the CC&Rs related to these provisions must be reviewed and approved by the City Attorney's office and the Development Services Director before they become effective.

5. The parking management plan shall be approved by the Development Services Director and Transportation Manager prior to issuance of building permits. The Parking Management Plan shall denote the following: (1) Method of allocation of assigned parking; (2) Location of visitor parking including appropriate signage; (3) Location of security gates if any, and how gates will be operated; (4) Location of employee parking.

6. Dependent on the final mix of bedroom types for the dwelling units and total square footage of nonresidential areas, the number of parking stalls and parking

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

a) Tenant parking is within the range of 7.5 to 2.0 spaces per unit, and guest parking is provided at a minimum of 0.5 parking spaces per unit for the first 50 units and 0.25 parking spaces for each unit above 50, as stipulated in the North Costa Mesa Specific Plan.

b) Nonresidential parking, including shared parking within the residential guest parking areas, complies parking rate for ancillary retail uses as deemed appropriate by the Development Services Director.

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

7. Off-site parking for the Lakes Pavilions Retail Center shall be provided on the South Coast Metro Center property pursuant to an existing parking agreement, so that the parking supply for the Symphony Towers project shall provide for the 32 required parking spaces within the proposed structures or elsewhere on the South Coast Metro Center property, (excluding the Experian property), unless the Lakes Pavilions Retail Center is demolished.

8. Prior to issuance of the final certificate of occupancy for Tower II, displaced parking shall be provided for the existing commercial uses at South Coast Metro (exclusive of Experian) in the form of surface lot(s) and/or parking structure(s) on the South Coast Metro property. The applicant shall seek and obtain approval of a final master plan for the replacement parking from the Planning Commission. It is understood that the Code required parking is 2,424 parking spaces for the remaining development in the South Coast Metro Center property (exclusive of Experian parcel). Such number may be increased by 32 spaces in accordance with Condition 7, until such time the Lakes Pavilions Retail Center is demolished or an application is made to and granted by the Planning Commission to delete the Lakes Pavilions Retail Center condition of approval for offsite parking at South Coast Metro Center. The Code required parking may be reduced by an additional 35 parking spaces, subject to review and approval by the Planning Division of a parking utilization, shared parking analysis, and/or other documentation that onsite parking is sufficient.

9. The FAA No Hazard Determination shall be current and valid at the time of issuance of a building permit. Any required modifications to the building, including but not limited to, the building height or appurtenances, required by the No Hazard Determination shall be reflected in the building plans prior to building permit issuance.

10. If approved, the final map submitted to City Council shall be revised to show a reduction of the landscape easement along the south side of Anton Boulevard within the project limits from 25 feet to 16 to 20 feet. The site plan submitted for building plan check shall show the reductions, if approved by City Council. Vacation and reversion of the existing bus turnout and modification of the landscape easement shall occur prior to issuance of building permits for the proposed project.

11. Prior to approval of the final map, developer shall submit a site plan showing the location of a 13-foot wide sidewalk/bike trail, where possible, along the east side of Avenue of the Arts and south side of Anton Boulevard for the approval of the Development Services Director and Transportation Services Manager. The 8-foot sidewalk on Anton Boulevard shall be constructed in accordance with Master Plan of Highways requirements. Minor encroachment of the main building structures and street furniture may be located within the landscape easement subject to the approval of the Transportation Services Manager and Development Services Director: Permissible encroachments may include concrete walkways and steps, water features, landscape/area lighting, 18" to 24" raised planters, site furnishings (tables and chairs), tree wells with metal grates, portions of the main buildings no greater than 4 feet into the 20-foot front setback, and any other similar minor structures.

12. The 6,000 square feet of walk-up retail shall consist of retail businesses with the primary purpose of supporting pedestrians and the on-site residential community rather than drive-by customers. Permitted walk- up retail uses include, but are not limited to, periodical stand/kiosk, cafe, sandwich shop, juice bar, wireless internet cafe, neighborhood drycleaner, or other similar uses as deemed appropriate by the Development Services Director. Prior to issuance of a certificate of occupancy, developer shall provide a matrix of permitted walk-up retail uses to be approved by the Development Services Director.

13. Prior to issuance of a building permit, on-site designated parking spaces for employees of the ancillary retail uses shall be provided to the satisfaction of the Development Services Director.

14. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to residential communities through specified measures, such as construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes.

15. Developer shall submit a signed and completed Maintenance Agreement to the satisfaction of the Development Services Director and City Attorney's office requiring the developer or the homeowner's association to be 100% responsible for maintenance of the landscape easement and parkway area along Avenue of the Arts and Anton Boulevard within the project boundaries.

16. The final map shall show easements or other provisions for the placement of centralized mail delivery units, if applicable. Specific locations for such units shall be to the satisfaction of the Planning Division, Engineering Division, and the US Postal Service.

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

18. The range of primary street addresses shall be displayed on a complex identification sign visible from the street. Street address numerals shall be a minimum 12 inches in height with not less than 3/4-inch stroke and shall contrast sharply with the background.

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

20. The subject property's ultimate finished grade level may not be filled/raised in excess of 30" above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable onsite storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official and City Engineer prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of the subject property shall preserve or improve the existing pattern of drainage on abutting properties.

21. **Street trees in the landscape parkway shall be selected from Appendix D of the Streetscape and Median Development Standards and appropriately sized and spaced (e.g. 15-gallon size planted at 30' on centers), or as determined by the Development Services Director once the determination of parkway size is made. The final landscape concept plan shall indicate the design and material of these areas, and the landscape/hardscape plan shall be approved by the Planning Division prior to issuance of building permits.**

22. Prior to submission of a final landscape plan, developer shall seek approval from the Parks and Recreation Commission for the removal of any trees within the public right-of-way. Commission will require that the City be compensated for the loss of street trees in the public right-of-way pursuant to a 3-to-1 tree replacement ratio. Any conditions imposed by the Parks and Recreation Commission shall be identified on the final landscape plan. The developer is advised that the approval process may take up to three months; therefore, it is advised to identify any

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

23. There shall be no signage on the high-rise residential towers located above the second floor of the buildings. Building wall signage shall be limited to identification of the residential development or walk-up retail businesses.

24. The developer shall contact the current cable service provider prior to issuance of building permits to arrange for pre-wiring for future cable communication service.

25. The developer shall contact the Planning Division to arrange for an inspection of the site prior to the final inspections. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.

26. Nighttime lighting shall be minimized to provide adequate security and creative illumination of building, sculptures, fountains, and artwork to the satisfaction of the Development Services Director. Any lighting under the control of the developer shall be directed in such a manner so as to not unreasonably interfere with the quiet enjoyment of nearby residences.

27. High-rise residential structures shall use low reflective glass and building materials to minimize daytime glare to the fullest extent possible.

28. Developer shall submit any minor amendments to the Final Master Plan to the Development Services Director for review and approval prior to submission of working plans/drawings for plan check. In addition to the minor amendments described in Section 13-28 (g) (3) of the Municipal Code, architectural design revisions are considered minor amendments. Developer shall submit complete plans for different floor plan models.

29. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). With the exception of back-flow prevention devices, ground-mounted equipment shall not be located in any landscaped setback visible from the street and shall be screened from view, under the direction of Planning Staff.

Eng. 30. Developer shall maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.

31. Developer shall comply with any conditions of approval as indicated in the City Engineer's letter provided under separate cover.

Trans. 32. Developer shall construct wide flare or radius curb drive approaches at locations identified on site plan. Developer shall comply with minimum clearance requirements from property lines and any vertical obstructions, subject to approved encroachments.

33. Developer shall relocate/remove affected utilities and parkway trees on Anton Boulevard and Avenue of the Arts to accommodate new driveway approaches and loading dock areas.

34. Prior to issuance of building permits for the parking structure, developer shall submit a final parking management plan denoting (1) method of allocation of assigned parking; (2) location of visitor parking including appropriate signage; (3) location of security gates and how these gates will be operated; (4) Location of employee parking.

35. Prior to issuance of building permits, developer shall seek and obtain City Council approval of the following: (1) any reduction in the 25-foot landscape easement along Anton; (2) vacation of the existing bus turnout on Anton Boulevard; (3) dedication of sufficient land for the construction of right turn lanes on Anton Boulevard and the loading dock turnout on Avenue of the Arts; (4) revise site plan to show existing 25-foot landscape easement to be modified to 16 to 20 feet, if necessary.

36. Construct median modifications on Anton Boulevard to accommodate left turn movements into the site and provision for dual left turn lanes eastbound on Anton Boulevard and Sakioka Drive.

37. Identify ramp slopes within the parking structure and comply with the City's ramp slope standards. Ramps with parking shall not exceed 5 percent slope.

Fire 38. Developer shall comply with the City of Costa Mesa's Building and Fire Safety Standards for High-Rise Residential Development to the satisfaction of the Building Official and Fire Chief. These standards are contained in a publication issued by the City, previously provided to the developer. Additional fire hydrants may be required. Contact the Planning Division at (714-754-5278) for additional copies of this publication. Developer shall meet with the Fire Department for guidance with regard to meeting Costa Mesa Fire Department requirements.

39. Any required fire hydrant shall be installed and operable prior to the initiation of combustible construction.

40. The applicant shall participate in the upgrading of fire protection facilities according to Item PS-1 of the North Costa Mesa High-Rise Residential Projects Mitigation Monitoring and Reporting Program dated December 2006. Specifically, the contribution for a paramedic fire engine shall be made prior to issuance of building permits.

Police 41. Developer shall work with the Police Department in implementing security recommendations to the maximum extent feasible. For example, developer shall provide 24-hour on-site private security for the proposed project, install an on-site video surveillance system that will be monitored by on-site security personnel, and install a controlled access system for all pedestrian and automobile access.

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

CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

October 5, 2007

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

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

Dear Commissioners:

Tentative Tract Map No. 17207 as furnished by the Planning Division for review by the Public Services Department, consisting of a three-lot subdivision to facilitate a 484 unit, two tower high-rise residential and retail condominium development. Vesting Tentative Tract Map No. 17207 meets the approval of the Public Services Department, subject to the following conditions:

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

2. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 97-11, and section 66491(a) of the Subdivision Map Act.

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

4. In accordance with C.C.M.M.C. Section 13-230, the Subdivider shall submit street improvement plans and/or off-site plans consistent with the Vesting Tentative Tract Map at the time of first submittal of the first phase of Final Tract Maps. Plan check fee shall be paid per C.C.M.M.C. Section 13-231.

5. The Final Tract Map and all off-site improvements required to be made, or installed by the Subdivider, shall meet the approval of the City Engineer. Prior to any on-site/off-site construction, permits shall be obtained from the City of Costa Mesa Engineering Division.

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

7. Vehicular and pedestrian access rights to Anton Boulevard and Avenue of the Arts shall be released and relinquished to the City of Costa Mesa except at approved access locations.

PHONE: (714) 754-5343 FAX: (714) 754-5028 TDD: (714) 754-5244
www.ci.costa-mesa.ca.us

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

9. Coordinate and process the vacation of existing easements and dedicate new easements as needed.

10. The Subdivider shall submit a cash deposit of $1500 for street sweeping at time of issuance of a Construction Access permit. Full amount of deposit shall be maintained on a monthly basis prior to and during construction until completion of project.

11. A Subdivision Agreement and cash deposit or surety bond shall be submitted to the City Engineer to guarantee construction of off-site improvements. The amount shall be determined by the City Engineer.

12. The Subdivider's engineers shall furnish the Engineering Division a storm runoff study which shows existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site. This study to be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur unless the property owners involved are in agreement that cross lot drainage is acceptable.

13. Ownership and maintenance of the private on-site drainage facilities and parkway culverts and other common areas shall be transferred by the owner to the Homeowner Association to be formed pursuant to C.C.M.M.C. Section 13-41 (e) and said association shall indemnify and hold harmless the City for any liability arising out of or in any way associated with the connection of the private drainage system with the City's drainage system and shall execute and deliver to the City the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.

14. Emergency outlets shall be provided at all sump locations. Emergency outlets shall be designed to convey the 100-year storm flow.

15. Fulfill the drainage fee ordinance requirements prior to the approval of the Tract Map.

16. Fulfill the requirements of City of Costa Mesa Drainage Ordinance No. 06-19 for the 4.8-acre Symphony Towers site * as shown on the Master Drainage Plan annexed as Exhibit A hereto prior to Approval of the Final Map.

17. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approaches per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager.

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

19. Street lighting shall be provided as required by the Public Services Department, Transportation Services Division.

* Note: See approved motions of 8/08/07
CH 8/09/07

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

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

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

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

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

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

26. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.

27. Prior to occupancy on the Tract, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File of the recorded Tract Map & As-Built of the off-site plans, reproducible mylar of the recorded Tract Map and seven copies of the recorded Tract Map.

Sincerely,

Ernesto Munoz, P. E.
City Engineer

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

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

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

DECEMBER 2006

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

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

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

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

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

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

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

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

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

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

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

Matrix Orientation

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

Conditions of Approval / Mitigation Measures	Timing	Responsible Party	Date Completed
Aesthetics			
Conditions of Approval • Architectural features and roofs shall be appropriately finished with non-reflective materials in order to reduce glare and reflection. Structures shall use low reflective glass and building materials to minimize daytime glare to the fullest extent possible. (Sites 1-5)	Prior to issuance of certificate of occupancy	Developer	
• All exterior light standards and fixtures will be shielded to prevent light spill to further reduce potential impacts. (Sites 1-5)	Prior to issuance of certificate of occupancy	Developer	
• The intensity and location of lights on buildings shall be limited to minimize nighttime light and glare to residents and shall be subject to the Development Services Director's approval. (Sites 1-5)	Prior to issuance of certificate of occupancy	Developer	
• Prior to issuance of building permits, the developer shall submit building plans for the proposed projects to be approved by the Costa Mesa Planning Division which incorporate the use of non-reflective building materials to minimize light and glare impacts. (Sites 1-5)	Prior to issuance of building permits	Developer	
• Prior to issuance of building permits, the developer shall submit an electrical engineer's photometric survey to be approved by the Costa Mesa Planning Division to assure that minimum security lighting requirements are met and to minimize light and glare to residents. (Sites 1-5)	Prior to issuance of building permits	Developer	
• The Lighting Plan shall demonstrate compliance with the following: (1) All site lighting fixtures shall be provided with a flat glass lens; (2) Photometric calculations shall indicate the effect of the flat glass lens fixture efficiency; (3) Lighting design and layout shall limit spill light to no more than 0.5 foot-candle at the property line of the surrounding neighbors, consistent with the level of lighting that is determined necessary for safety and security purposes on site. (Sites 1-5)	Prior to issuance of building permits	Developer	
• Prior to the issuance of building permits, the developer shall submit a Final Landscape Plan, consistent with the City's landscape standards, for each development component to be approved by the Costa Mesa Planning Division. (Sites 1, 2, 4, and 5)	Prior to issuance of building permits	Developer	
Mitigation Measures No mitigation measures are required.			
Air Quality			
Conditions of Approval • SCAQMD Rule 403 shall be adhered to, ensuring the clean up of construction-related dirt on approach routes to the site. Rule 403 prohibits the release of fugitive dust emissions from any active operation, open storage pile, or disturbed surface area beyond the property line of the emission source. Particulate matter deposits on public roadways are also prohibited. (Sites 1-5)	During all construction phases	Developer	
• Adequate watering techniques shall be employed to partially mitigate the impact of construction-generated dust particles. Portions of the project site that are undergoing earth moving operations shall be watered such that a crust will be formed on the ground surface and then watered again at the end of the day. (Sites 1-5)	During all construction phases	Developer	
• Grading operations shall either be suspended or involve heavy watering during first and second stage ozone episodes or when winds exceed 25 miles per hour. (Sites 1-5)	During all construction phases	Developer	

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

Conditions of Approval / Mitigation Measures	Timing	Responsible Party	Date Completed
Aviation			
Conditions of Approval • Prior to final master plan approval, the applicant shall submit to the City of Costa Mesa, a Federal Aviation Administration (FAA) Determination of No Hazard to air navigation. If the FAA requires conditions for the finding of no hazard to air navigation, such as installation of roof-top obstruction lighting, said conditions shall be placed as conditions of approval on the final master plan. (Sites 1-5)	Prior to final Master Plan approval	Developer	
• In the event a proposed high-rise building is determined to be a hazard to air navigation by the FAA, the building design shall be appropriately modified prior to issuance of building permits so that an FAA Determination of No Hazard to air navigation can be obtained. (Sites 1-5)	Prior to issuance of building permits	Developer	
• The FAA No Hazard Determination shall be valid at the time of building permit issuance for the high-rise structure. The City shall expressly prohibit issuance of any building permit for a structure in the absence of a current and valid FAA No Hazard Determination. (Sites 1-5)	Prior to issuance of building permits	Developer	
• As established by the final FAA No Hazard Determination (as described below) and in conjunction with the preliminary master plans for Sites 1, 2, 4, 5 and final master plan for Site 3, the maximum building height(s) for the proposed high-rise residential building(s) are as follows: • Segerstrom Town Center (Site 1): FAA No Hazard Determination was issued on October 31, 2006, which established a maximum building height of 308 feet above mean sea level (271 to 275 feet above ground level) for two proposed high-rise buildings at 3400 and 3420 Bristol Street. • Orange County Museum of Art (Site 2): FAA No Hazard Determination was issued on October 18, 2006, which established a maximum building height of 306 feet above mean sea level (272 to 275 feet above ground level) for the high-rise museum building at 605 Town Center Drive. • The Californian at Town Center (Site 3): FAA No Hazard Determination was issued on October 17, 2006, which established a maximum building height of 306 feet above mean sea level (271 to 273 feet above ground level) for the two proposed high-rise residential towers at 580 Anton Boulevard. • Symphony Towers (Site 4): FAA No Hazard Determination was issued on October 31, 2006, which established a maximum building height of 306 feet above mean sea level (approx. 274 feet above ground level) and 206 feet above mean sea level (approx. 173 feet above ground level) for specified areas of the project site at 585 Anton Boulevard.	Prior to final Master Plan approval	Developer	
• Pacific Arts Plaza (Site 5): FAA No Hazard Determination was issued on October 30, 2006, which established a maximum building height of 320 feet above mean sea level (287 feet above ground level) for the proposed high-rise residential building at 675 Anton Boulevard. In the final master plan discretionary review process, the applicant may seek additional building height pursuant to the North Costa Mesa Specific Plan (e.g. maximum 315' AGL for South Coast Plaza Town Center, maximum 280' AGL for The Californian at Town Center, and maximum 306' AGL for Symphony Towers) provided that the applicant has obtained from the Federal Aviation Administration's Determination of No Hazard for the revised building height. The FAA No Hazard Determination shall be obtained prior to the City's final action on the final master plan. Amendments to the Costa Mesa 2000 General Plan and North Costa Mesa Specific Plan are not necessary to accommodate additional building height as specified in the North Costa Mesa Specific Plan. In addition, Final EIR Number 1052 (SCH No. 2006011077) has examined the maximum building heights as defined in the North Costa Mesa Specific Plan and concluded that no significant impacts will occur.			
• As part of the master plan approval, the applicant shall submit a concurrence with any FAA No Hazard Determination for a proposed high-rise building at a building height at or below the maximum building height as established in the	Prior to approval of preliminary Master Plan	Developer	

North Costa Mesa Specific Plan. The applicant's concurrence with the FAA No Hazard Determination will expressly not affect, alter, or diminish any rights conferred upon the applicants by the following Development Agreements: • Segerstrom Town Center (Site 1): Development Agreement DA-00-02. • Orange County Museum of Art (Site 2): Development Agreement DA-00-03. • Symphony Towers (Site 4): South Coast Metro Center Development Agreement DA-99-01. • Pacific Arts Plaza (Site 5): Development Agreement DA-00-04.			
• The Developer shall work with John Wayne Airport and City staff on a "Grant of Avigation Easement" for a specified area of the subject property that penetrates the imaginary horizontal surface of John Wayne Airport above elevation 206 feet AMSL (NAVD 88). The developer shall grant this Avigation Easement to the County of Orange/John Wayne Airport to permit the unencumbered and unrestricted flight of aircraft to or from John Wayne Airport. Recordation of the Avigation Easement shall occur prior to issuance of any building permit that penetrates the imaginary horizontal surface of JWA. (Sites 1-5)	Prior to issuance of building permits	Developer	
• Due to the project's proximity to John Wayne Airport, the Developer shall ensure that any prospective resident be notified of the presence of aircraft overflight in the form of a buyer's notice, as follows: "Notice of Airport in Vicinity: The Development Services Director shall review/approve the buyer's notice for form and substance prior to issuance of a building permit. This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitive to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you." This notice shall be prominently displayed in the sales office for the condominium development, and a copy shall be provided to all buyers. (Sites 1-5)	Prior to sale of units	Developer	

Conditions of Approval / Mitigation Measures	Timing	Responsible Party	Date Completed
Mitigation Measures No mitigation measures are required.			
Geology and Soils			
Conditions of Approval • Where studies indicate that buildings may be subject to substantial damage during earthquakes, the structure shall be designed and/or retrofitted for seismic resistance in compliance with all relevant recommendations for seismic design and seismic safety in the most recent editions of the Uniform Building Code and the California Building Code. (Sites 1-5)	During building plan preparation	Developer	
Mitigation Measures G-1 Prior to the issuance of a grading permit, the project developers shall prepare a site specific final geotechnical investigation, including an evaluation, analysis, and mitigation recommendations for the issues identified in the NMG Geotechnical Investigation Report, including appropriate dust control measures and waterproof building designs with hydrostatic pressure resistive properties and a site specific probabilistic seismic hazard analysis for ground motion. All recommendations shall be incorporated into the final grading plan for the project. (Sites 1-5)	Prior to issuance of grading permit	Developer	
G-2 During grading operations, special handling of on-site soils shall be required due to high moisture content of the soils. The City of Costa Mesa shall monitor the grading contractor to ensure stabilization of the soils during grading and excavation activities, as recommended by the NMG geotechnical investigation. (Sites 1-5)	During grading operations	Developer	
G-3 Prior to the issuance of building permits, the project developers shall ensure that pile foundations or other appropriate design be incorporated into the project design to mitigate potential settlement hazards and liquefaction beneath the proposed structures. (Sites 1-5)	Prior to issuance of building permits	Developer	
G-4 Prior to the issuance of building permits, the project developers shall submit a project design to ensure that any proposed subterranean portion of the structures are waterproofed and designed and installed to resist hydrostatic pressures associated with the shallow groundwater table in the area. (Sites 1-5)	Prior to issuance of building permits	Developer	
G-5 Prior to the initiation of project grading, the project developers shall ensure that all existing utilities will be relocated, abandoned and removed, rerouted, or protected in coordination with the project developer and affected utility companies. (Sites 1-5)	Prior to grading	Developer	
G-6 Prior to the issuance of grading permits, the project developers shall ensure that provisions set forth in the Final Geotechnical Investigation Report regarding dust control measures during site preparation, grading, and construction are incorporated into the final construction specifications for the project site. (Sites 1-5)	Prior to issuance of grading permits	Developer	
Hazards and Hazardous Materials			
Conditions of Approval No standard conditions of approval were identified.			
Mitigation Measures HH-1 Prior to the approval of the Master Plan, the project proponents for all development sites shall prepare and submit a Phase I ESA to the City of Costa Mesa for review. The Phase I ESA shall determine the historical and current presence of hazardous materials on the site and identify the mechanism and/or remediation for any site contamination. (Sites 1, 2, 4)	Prior to Master Plan approval	Developer	
HH-2 Prior to the issuance of demolition/grading permits, the project proponents shall fully comply with the recommendations of the Phase I report and shall consult and comply with the California Department of Toxic Substances Control (DTSC) guidelines for oversight. (Sites 1-5)	Prior to issuance of demolition/grading permits	Developer	

	Conditions of Approval / Mitigation Measures	Timing	Responsible Party	Date Completed
HH-3	Prior to the issuance of building permits for any site requiring remediation of soils or groundwater, as specified by the Phase I ESA, or DTSC as a contaminated site, the developer shall submit a "letter of case closure" from the Orange County Health Care Agency and/or the California Department of Toxic Substances Control (DTSC) planning division indicating that the project developer completed remediation requirements for that site. (Sites 1-5)	Prior to issuance of building permits	Developer	
HH-4	Prior to the issuance of demolition permits, the project proponent shall ensure that any buildings built before 1981 are sampled as a part of an asbestos survey in compliance with the National Emissions Standards for Hazardous Air Pollutants (NESHAP). If asbestos is found in the building, asbestos-related work, including demolition, involving 100 square feet or more of asbestos containing materials shall be performed by a licensed asbestos abatement contractor under the supervision of a certified asbestos consultant. Asbestos shall be removed and disposed of in compliance with applicable state laws. (Sites 1 and 5)	Prior to issuance of demolition permits	Developer	
HH-5	Prior to the issuance of demolition permits, the project proponent shall prepare a demolition plan to include provisions that during demolition of any building, if paint is separated from the building material, the paint waste will be evaluated independently from the building material by a qualified hazardous material inspector to determine its proper management. To the extent possible, demolition materials will be recycled on-site. The balance will be transported to a location identified in the demolition plan. This demolition plan shall be submitted to the City of Costa Mesa for approval. (Sites 1, 3, 4, 5)	Prior to issuance of demolition permits	Developer	
Hydrology and Water Quality				
	Conditions of Approval No standard conditions of approval were identified.			
	Mitigation Measures			
WQ-1	Prior to the issuance of any grading permits for projects that will result in soil disturbance of one or more acres of land, the applicant shall demonstrate that coverage has been obtained under California's General Permit for Storm Water Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for City review on request. (Sites 1-5)	Prior to issuance of grading permits	Developer	
WQ-2	Prior to the issuance of any grading permits, the applicant shall submit to the City for review and approval a Water Quality Management Plan that (Sites 1-5): • addresses site design BMPs such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas, • incorporates the applicable Routine Source Control BMPs as defined in the DAMP. • incorporates Treatment Control BMPs as defined in the DAMP, • generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs, • identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs, and • describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.	Prior to issuance of grading permits	Developer	

	Conditions of Approval / Mitigation Measures	Timing	Responsible Party	Date Completed
WQ-3	Prior to issuance of building permits, the project developers shall provide proof of an NPDES permit from the RWQCB, consistent with Order No. R8-2004-0021 and NPDES No. CAG998002, to the City of Costa Mesa for dewatering activities. (Sites 1-5)	Prior to issuance of building permits	Developer	
WQ-4	Prior to the issuance of building permits, the project developers shall verify that structural BMPs have been permanently incorporated into the project plans. Such BMPs shall ensure that pollutants from project-related storm water runoff are mitigated consistent with applicable state and local standards. (Sites 1-5)	Prior to issuance of building permits.	Developer	
WQ-5	Prior to the issuance of grading permits, the project developers shall pay drainage impact fees to the City of Costa Mesa. Drainage impact fees are to be adopted in August 2006 and are currently estimated at $12,000 per acre. The project developer shall be responsible for the drainage impact fees that are in place at the time grading permits are issued. (Sites 1-5)	Prior to issuance of grading permits	Developer	
WQ-6	Prior to the issuance of grading permits, the project developers shall prepare drainage plans for the City's review and approval. The Drainage Plan shall define the exact size and location of drainage facilities. and shall address standing water on the project site during project grading. (Sites 1-5)	Prior to issuance of grading permits	Developer	
Land Use				
Conditions of Approval • Prior to site plan approval, project applicants shall submit to the City of Costa Mesa for review and approval of project plans that comply with the Development Standards as set forth in the North Costa Mesa Specific Plan and Zoning Code. In addition, the developments will be subject to all standard conditions of approval imposed by the City of Costa Mesa. (Sites 1-5)		Prior to site plan approval by City	Developer	
• Master Plan approval is contingent upon City Council's final approval of the General Plan Amendment GP-06-02, North Costa Mesa Specific Plan Amendment SP-06-02, and Zoning Code Amendment CO-06-05. Master Plan approval shall not become effective until all these other discretionary approvals are final and become effective.		Prior to site plan approval by City	Developer	
Mitigation Measures No mitigation measures are required.				
Noise				
Conditions of Approval • Excluding Site 2–the Orange County Museum of Art, Contractor shall ensure that construction activities comply with the City's Noise Ordinance. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work. (Sites 1, 3, 4, 5)		During all construction phases	Developer	
• For Site 2–the Orange County Museum of Art, the restrictive hours for construction activities as similarly monitored during the construction of the Segerstrom Symphony Hall would be applicable. For Site 2, all construction-related activity shall be limited to between the hours of 7:00 a.m. and 8:00 p.m., Monday through Friday, and 8:00 a.m. to 6:00 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work. (Site 2)		During all construction phases	Developer	
• Prior to issuance of building permits, applicant shall ensure that plans reflect sound rated windows and doors in the design of the proposed residential buildings and at the proposed museum. The window and door ratings should be sufficient to reduce the interior noise level to a CNEL of 45 dB or less, and should be determined by a qualified acoustical consultant as part of the final engineering design of the project. (Sites 1-5)		Prior to issuance of building permits	Developer	

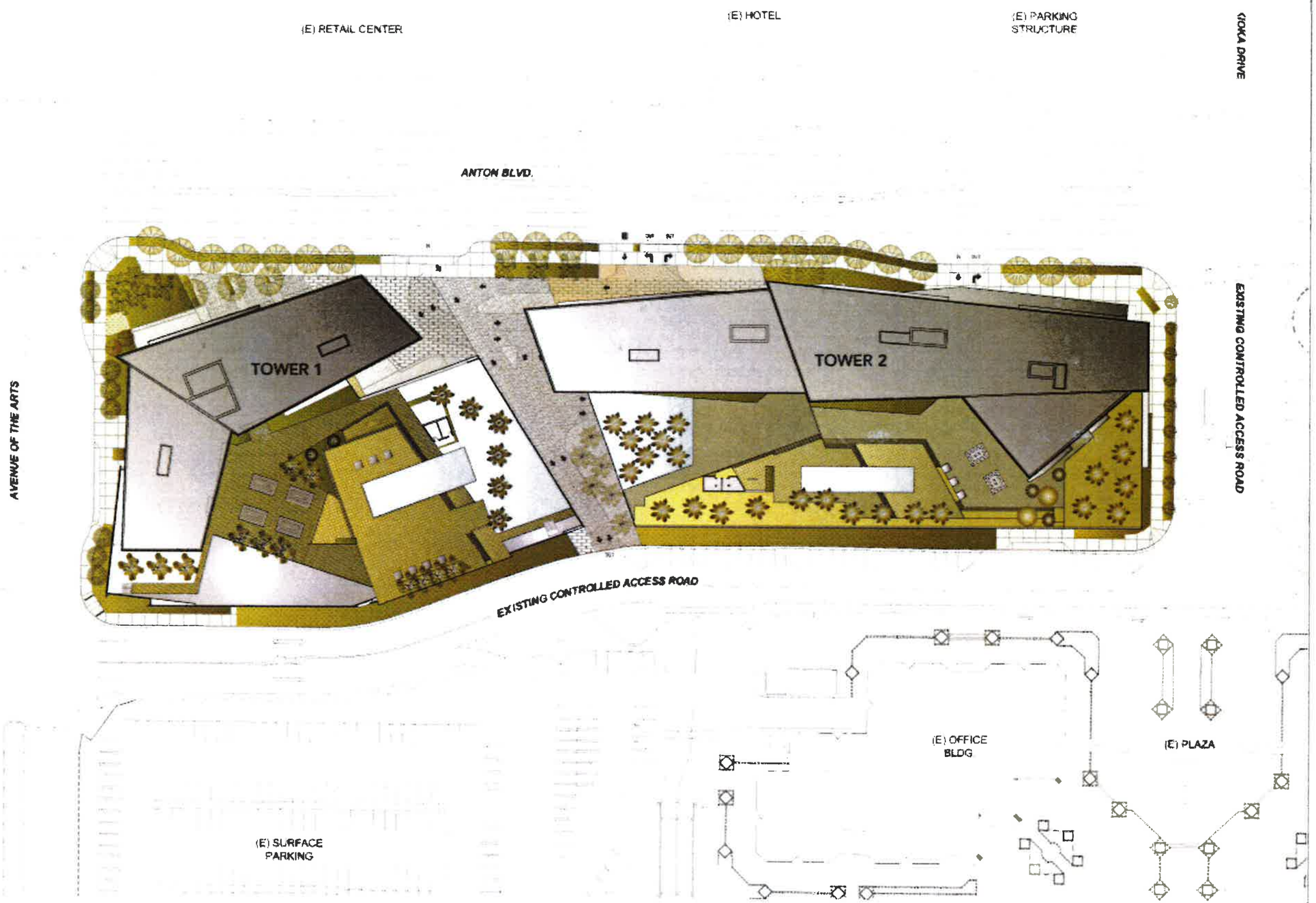
Conditions of Approval / Mitigation Measures	Timing	Responsible Party	Date Completed
• Prior to issuance of building permits, applicant shall ensure that plans reflect mechanical ventilation at all of the proposed residential buildings since the interior CNEL standard of 45 dB is to be met with all doors and windows closed. (Sites 1-5)	Prior to issuance of building permits	Developer	
Mitigation Measures N-1 Prior to issuance of building permits, applicants shall have prepared by an acoustical engineer, a study of potential vibration impacts due to any pile-driving necessary during construction. Applicant shall adhere to all mitigation measures identified in said study. (Sites 1-5)	Prior to issuance of building permits	Developer	
Population, Employment, and Housing			
Conditions of Approval No standard conditions of approval were identified.			
Mitigation Measures No mitigation measures are required.			
Public Services			
Conditions of Approval			
• Prior to the issuance of building permits, the project developer shall submit project designs and specifications for review and approval by the Costa Mesa Fire Department with respect to compliance with all standard conditions for building design regarding public safety, including but not limited to, fire flow capacity, fire hydrant location, vehicular access, and sprinkler systems. (Sites 1-5)	Prior to issuance of building permits	Developer	
• Emergency vehicle parking areas shall be designated within proximity to buildings to the satisfaction of the Fire Marshal. (Sites 1-5)	Prior to issuance of building permits	Developer	
• Each project development shall provide sufficient capacity for fire flows required by the Costa Mesa Fire Department. (Sites 1-5)	Prior to issuance of building permits	Developer	
• Vehicular access shall be provided and maintained as serviceable, throughout construction, to all required fire hydrants. (Sites 1-5)	Prior to issuance of building permits	Developer	
• All high-rise and multi-family project developments shall be equipped with an automatic fire sprinkler system. (Sites 1-5)	Prior to issuance of building permits	Developer	
• The Developer shall comply with standard building and fire regulations for high-rise buildings to the satisfaction of the Fire Marshal and Building Official (Sites 1-5)	Prior to issuance of building permits	Developer	
• The Developer shall comply with the Public Safety Radio System Coverage Ordinance (included in the standard building and fire regulations for high-rise buildings) to the satisfaction of the Police Chief. (Sites 1-5)	Prior to issuance of building permits	Developer	
• Prior to the issuance of building permits, the project developer shall submit project designs and specifications for review and receive approval by the Costa Mesa Police Department with respect to compliance with all standard conditions for building design regarding public safety, including but not limited to, lighting, address numbers, building standards, landscaping, and emergency vehicle parking. (Sites 1-5)	Prior to issuance of building permits	Developer	
• Required building address numbers shall be readily apparent from the street, and rooftop building identification shall be readily apparent from police helicopters for emergency response agencies. (Sites 1-5)	Prior to issuance of certificate of occupancy	Developer	
• The project developer shall pay school impact fees, which are currently calculated at a rate of $1.84 per square foot for residential development and $0.30 per square foot of commercial development. (Sites 1-5)	Prior to issuance of building permits	Developer	

Conditions of Approval / Mitigation Measures	Timing	Responsible Party	Date Completed
• The project developer shall pay park fees, pursuant to the rate in effect at the time of subdivision map is filed with the City. (Sites 1-5)	Prior to issuance of building permits	Developer	
• Prior to issuance of building permits, the project applicant shall pay a library service impact fee for the development costs for expanded or new library facilities pursuant to the Library Services Impact Fee Program if such a program is established by the City of Costa Mesa. (Sites 1, 2, 4, 5)	Prior to issuance of building permits	Developer	
• Prior to issuance of building permits, the project applicant shall pay a library service impact fee for the development costs for expanded or new library facilities pursuant to the Library Services Impact Fee Program, or any applicable fees, if such a program is established by the City of Costa Mesa. (Site 3, Californian at Town Center, only)			
Mitigation Measures			
PS-1 Prior to the issuance of building permits, the project developer shall pay its pro rata share of a new, fully equipped paramedic engine, equal to $469.35 per unit to the Costa Mesa Fir Department. (Sites 1-5)	Prior to issuance of building permits	Developer	
PS-2 Prior to the issuance of building permits, a construction security service shall be established at the construction site. Initially, the service shall ensure that no unauthorized entry is made into the construction area. For the duration of each phase of construction, the project applicant shall provide sufficient on-site security personnel on a 24-hour, seven days a week basis to patrol all areas of construction and prohibit unauthorized entry. (Sites 1-5)	Prior to issuance of building permits	Developer	
PS-3 During project construction and operation, the project applicant shall ensure that private on-site security is provided. (Site 1-5)	During project construction	Developer	
PS-4 Prior to issuance of building permits, the project developer shall pay pro rata shares of fees to the Costa Mesa Police Department for the increased service capacity necessary to accommodate the development site, if such a police impact fee program is established. (Sites 1-5)	Prior to issuance of building permits	Developer	
Transportation and Circulation			
Conditions of Approval			
• The project applicants shall be responsible for the payment of fees in accordance with Costa Mesa's traffic impact fee program to mitigate project-generated traffic impacts (including regional traffic). (Sites 1-5)	Prior to issuance of building permits	Developer	
• The project applicants shall be responsible for the payment of fees in accordance with the San Joaquin Hills Transportation Corridor Fee Ordinance. Fees shall be paid to the Costa Mesa Planning Division prior to the issuance of building permits. (Site 1-5)	Prior to issuance of building permits	Developer	
• The project applicants shall be responsible to comply with the City of Costa Mesa Transportation Demand Ordinance. (Site 1)	Prior to issuance of building permits	Developer	
• ~~For a period of five years from the issuance date of the final certificate of occupancy for the project, the Development~~ shall annually monitor the project's traffic generation in a method approved by the Transportation Services Division and provide the results to the Transportation Services Manager for approval. The cost of the annual monitoring shall be borne by the Developer, and not by the Homeowner's Association. If at the conclusion of the five-year period, the Transportation Services Manager determines that the project's average daily trip generation exceeds the amount of traffic estimated in Final Environmental Impact Report Number 1052, the developer shall pay additional trip fees based on the project's actual average daily trip generation. City of Costa Mesa trip fees effective on January 17, 2007 shall apply to the project. (Site 3, Californian at Town Center, only)	~~Five years from the~~ Issuance date of the final certificate of occupancy for the project	~~Developer~~	
Mitigation Measures			
T-1 As a subsequent phase of the SCPTC project are submitted to the City of Costa Mesa, the performance of project traffic study area intersections shall be monitored against the City's Annual Development Phasing and Performance Monitoring Report to determine when future improvements are required. (Sites 1, 2 and 5)	Upon completion of each development (Sites 1-5)	City	
T-2 The project applicants shall be required to fund all costs associated with implementation of intersection improvements to the following intersections in the City of Costa Mesa: Park Center & Sunflower and Bristol & Paularino. The specific improvements are shown in Table 35 as Locations 11 and 26. (Sites 1, 2 and 5)	Prior to issuance of building permits	Developer	
T-3 The project applicants shall fund a share of the costs of the planned improvements at the following intersections in the City of Santa Ana: Bristol & Segerstrom/Dyer; Bristol & MacArthur; Flower & MacArthur; SR-55 ramps & MacArthur, and Main & Sunflower. The specific improvements are shown in Table 35 as Locations 1, 3, 4 and 15. (Sites 1, 2 and 5)	Prior to issuance of building permits	Developer	

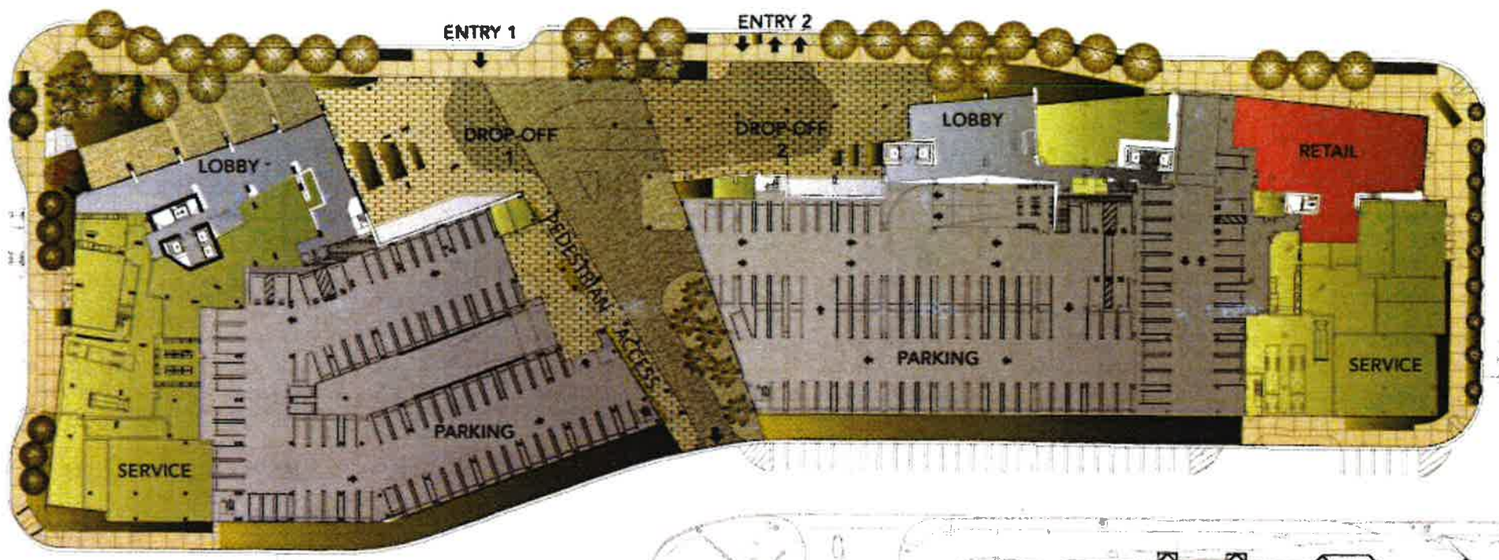
Conditions of Approval / Mitigation Measures	Timing	Responsible Party	Date Completed
T-4 During the Final Master Plan process, the developer shall be required to comply with residential parking standards of 1.5 to 2.0 spaces per unit for tenants, 0.5 spaces per unit for guests for the first 50 units and 0.25 spaces per unit thereafter, or to prepare a parking analysis that demonstrates the adequacy of proposed parking for City review and approval. Parking for commercial uses shall be determined in accordance with the City's Municipal Code. (Sites 1-5)	Prior to final Master Plan approval	Developer	
Utilities and Service Systems			
Conditions of Approval • Prior to the issuance of demolition/grading permits, the project developer shall demonstrate to the City of Costa Mesa that all construction waste generated on-site would be recycled where feasible as the first choice of disposal method, leaving the option of landfill disposal as a last alternative. The proposed commercial uses shall incorporate facilities for collection and pick-up of recyclable materials into the design of the project. (Sites 1-5)	Prior to issuance of demolition/grading permits	Developer	
• Prior to the issuance of demolition/grading permits, the project developer shall coordinate with Mesa Consolidated Water District to determine the exact location of existing underground water supply facilities and submit an action plan to prevent damage to facilities left on the project site or interfere with their operation. The project developer shall pay their fair share amount for the necessary facilities to accommodate project-related water supplies. These capacity charges are evaluated on a case-by-case basis depending on the meter size. The fee evaluation may be adjusted accordingly based on peak-flow tests performed once meters are installed. (Sites 1-5)	Prior to issuance of demolition/grading permits	Developer	
• Prior to the issuance of demolition/grading permits, the project developer shall submit grading plans to the City that reflect the undergrounding of utilities serving the proposed project site. (Sites 1-5)	Prior to issuance of demolition/grading permits	Developer	
• Prior to the issuance of demolition/grading permits, the project developer shall coordinate with Southern California Edison to determine the exact location of all underground and overhead electrical facilities. All electrical facilities and associated structures to be left on project site shall be protected from damage by the project developer. (Sites 1-5)	Prior to issuance of demolition/grading permits	Developer	
• Prior to the issuance of demolition/grading permits, the project developer shall coordinate with Southern California Gas Company to determine exact locations of all underground natural gas facilities. All gas pipelines and associated structures to be left on the project site shall be protected from damage by the project developer. (Sites 1-5)	Prior to issuance of demolition/grading permits	Developer	
• Prior to the issuance of demolition/grading permits, the project developer shall coordinate with Comcast Cable to determine exact locations of all underground cable facilities. All cable lines and associated structures to be left on the project site shall be protected from damage by the project developer. (Sites 1-5)	Prior to issuance of demolition/grading permits	Developer	
• Prior to the issuance of demolition/grading permits, the project developer shall coordinate with AT&T California to determine exact locations of all underground telephone facilities. All telephone lines and associated structures to be left on the project site shall be protected from damage by the project developer. (Sites 1-5)	Prior to issuance of demolition/grading permits	Developer	
• Prior to issuance of demolition/grading permits, the project developer shall prepare a haul route plan for removal of construction debris and a construction soil reduction plan to reduce the amount of excavated soil waste. (Sites 1-5)	Prior to issuance of demolition/grading permits	Developer	
Mitigation Measures U-1 Prior to the issuance of grading permits for Site 1 – Segerstrom Town Center, the project developer will prepare plans for OCSD and CMSD's review and approval, for one of the following options to redirect wastewater flows to a northerly direction from Site 1: • Option 1 – Construct a new manhole south of the existing 15-inch stub. Plug existing southerly connection in Park Center Drive to direct wastewater flows into the Sunflower Interceptor. • Option 2 – Construct a new manhole south of the existing 84-inch manhole and a new 8-inch sewer line in Sunflower Avenue. Abandon the existing 8-inch sewer line	Prior to issuance of grading permits	Developer	

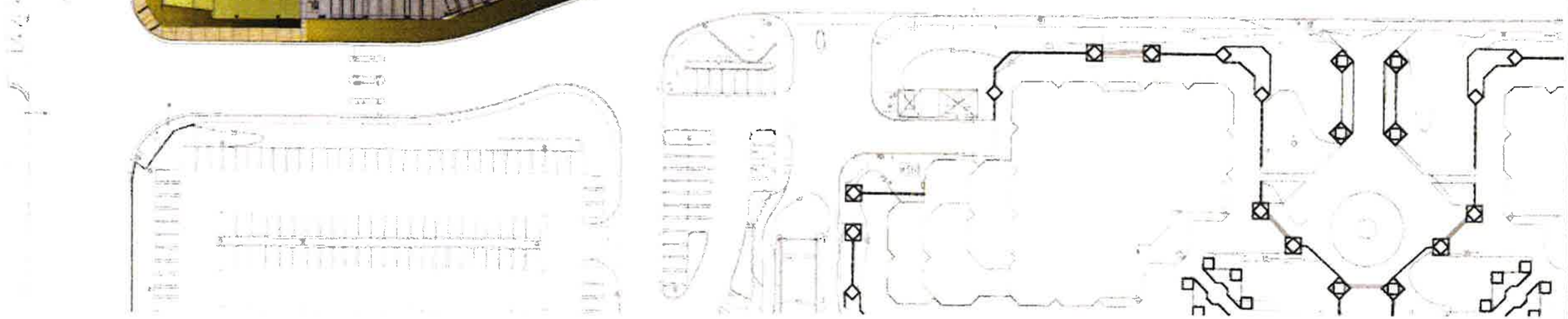
EXHIBIT B

66



AMENITY LEVEL PLAN





OVERALL GROUND FLOOR PLAN

TECHNICAL SITE PLAN

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

NOTES

1. FLOOD HAZARD ZONE:
   THE PROJECT SITE IS LOCATED IN FLOOD ZONE X.

   ZONE X:
   AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

   (FIRM MAP NO. 06059C0205H, REVISED ON FEBRUARY 18, 2004)

2. MULTIPLE FINAL MAPS MAY BE FILED ON THIS TENTATIVE TRACT MAP.

3. SITE SUMMARY:

EXISTING ZONE:	PLANNED DEVELOPMENT COMMERCIAL (PDC) – NORTH COSTA MESA SPECIFIC PLAN
PROPOSED ZONE:	PLANNED DEVELOPMENT COMMERCIAL (PDC) – NORTH COSTA MESA SPECIFIC PLAN
GENERAL PLAN DESIGNATION:	URBAN CENTER COMMERCIAL
PROPOSED USE:	RESIDENTIAL MIXED USE

NOTES (CONT.)

4. EXISTING EASEMENTS ON SITE TO BE QUITCLAIMED AND RELOCATED AS NECESSARY TO CONTINUE UTILITY SERVICE.

5. NON-EXCLUSIVE PRIVATE RECIPROCAL EASEMENTS & AGREEMENTS FOR ALL UTILITY CONSTRUCTION, SERVICE, AND MAINTENANCE FOR THE MUTUAL BENEFIT OF ALL EXISTING AND PROPOSED USES TO BE EXECUTED AND RECORDED.

ACREAGE

*GROSS ACREAGE:	211,869.7 S.F.	=	4.86 ACRES
**NET ACREAGE:	212,790.2 S.F.	=	4.88 ACRES
LOT 1:	101,098.9 S.F.	=	2.32 ACRES
LOT 2:	105,470.8 S.F.	=	2.42 ACRES
LOT 3:	5,300.0 S.F.	=	0.12 ACRES
AREA TO BE VACATED:	920.5 S.F.	=	0.021 ACRES

*GROSS ACREAGE DOES NOT INCLUDE THE AREA TO BE VACATED/ABANDONED.

**NET ACREAGE INCLUDES THE AREA TO BE VACATED/ABANDONED.

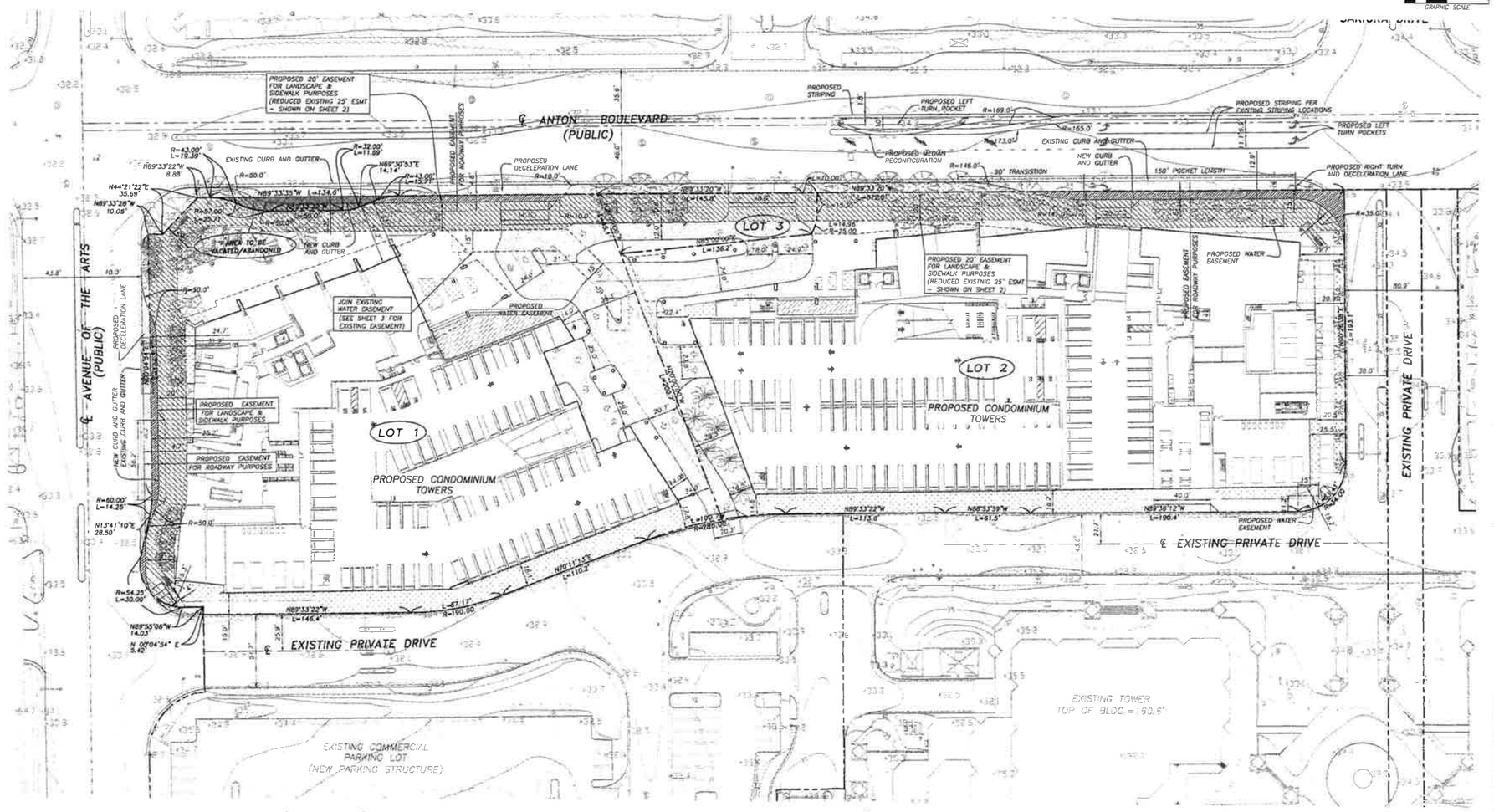
VICINITY MAP
N.T.S.

LEGEND

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

N

SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE



Symphony Towers

505 & 506 anton blvd costa mesa ca

OWNER

STOCKBRIDGE / MCC-SOUTH COAST LLC
J.K. SARIOKA COMPANY / AMB CRAIG LLC

DEVELOPER

WILSON MEANY SULLIVAN
100 WILSHIRE BOULEVARD, SUITE 940
SANTA MONICA CA 90401
310.392.1000

ARCHITECT

HANDEL ARCHITECTS, LLP
735 MARKET STREET, 2ND FL
SAN FRANCISCO, CA 94103
415.495.5508

150 VARICK ST., 6TH FL
NEW YORK, NY 10013
212.595.4112

STRUCTURAL ENGINEER

MAGNUSSON KLEMENCIC ASSOCIATES
1301 FIFTH AVENUE, SUITE 3200
SEATTLE, WA 98101
206.292.1200

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER

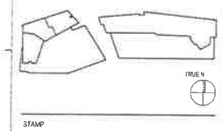
CB ENGINEERS
449 10TH STREET
SAN FRANCISCO, CA 94103
415.437.7330

CIVIL ENGINEER

FUSCOE ENGINEERING
16795 VON KARMAN, SUITE 100
IRVINE, CA 92606
949.474.1960

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

KEYPLAN



TRUE N

STAMP

SCALE AS SHOWN
DATE AUGUST 12, 2007
DRAWN BY MD

TECHNICAL SITE PLAN

C1

E:\HANDEL FILES\JOBS\JOBS\HANDEL ARCH 2007\AUTOCAD\HANDEL 8\64X\(100.00) 16, C1.DWG, TCP DWG (TCP 01 11 9.25.1970) Plotted by: Thomas Gale

TECHNICAL SITE PLAN – CONSTRAINTS MAP

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

TRACT NO. 17207

BENCH MARK:

DESIGNATION: CW-30-81 NAVD 88 HEIGHT: 35.472 (ft)

COUNTY OF ORANGE, P.F.R.D./ GEOMATICS – LAND INFORMATION SYSTEMS VERTICAL CONTROL DATA – O.C.S. 1995 ADJUSTMENT

DESCRIBED BY OCS 1981 AT THE SOUTH END OF THE WEST HEADWALL OF THE BRIDGE OVER A FLOOD CONTROL CHANNEL AT THE NORTHWEST CORNER OF SUNFLOWER AVENUE AND FLOWER STREET, 31.4 FT. WEST OF THE CENTERLINE OF FLOWER STREET

MONUMENT TYPE: ORANGE COUNTY SURVEYOR'S 3 3/4" ALUMINUM DISK

BASIS OF BEARINGS:

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

LEGAL DESCRIPTION:

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

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

TITLE INFORMATION:

THE LEGAL DESCRIPTION AND TITLE ITEMS LISTED BELOW ARE FROM A PROFORMA ALTA OWNER'S POLICY, ISSUED BY CHICAGO TITLE COMPANY, ORDER NO. 71075434-X59, DATED APRIL 26, 2007

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
2. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
   EITHER OR BOTH POLE LINES AND CONDUITS
   PURPOSE: NOVEMBER 9, 1921 IN BOOK 405, PAGE 448, DEEDS
   RECORDED: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
   AFFECTS:
   CANNOT BE PLOTTED PER DOCUMENT

EASEMENTS:

4. THE DEDICATION TO THE CITY OF COSTA MESA OF ALL VEHICULAR ACCESS RIGHTS TO ANTON BOULEVARD, EXCEPT AT STREET INTERSECTIONS AND APPROVED DRIVEWAY LOCATIONS, AS RECITED ON THE MAP OF TRACT NO. 10950, RECORDED IN BOOK 515, PAGES 1-8 INCLUSIVE OF MISCELLANEOUS MAPS. AFFECTS ALL PARCELS
   (DEDICATION TO BE VACATED/ABANDONED)
7. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
   PURPOSE: POLE LINES AND CONDUITS
   RECORDED: NOVEMBER 8, 1983 AS INSTRUMENT NO. 83-515838, OFFICIAL RECORDS
   AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
   (EASEMENT TO BE RELOCATED)
8. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
   PURPOSE: SIDEWALK, LANDSCAPING
   RECORDED: JANUARY 4, 1984 AS INSTRUMENT NO. 84-3372, OFFICIAL RECORDS
   AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
   (EASEMENT TO REMAIN)
10. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
    PURPOSE: POLE LINES AND CONDUITS
    RECORDED: JULY 3, 1984 AS INSTRUMENT NO. 84-277640, OFFICIAL RECORDS
    AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
    THE EFFECT OF A PARTIAL QUITCLAIM OF EASEMENT RECORDED DECEMBER 17, 2002 AS INSTRUMENT NO. 02-1150656, OFFICIAL RECORDS.
    (EASEMENT TO BE QUITCLAIMED – AS REQUIRED)
14. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "SECOND RESTATED AND AMENDED DECLARATION ESTABLISHING RECIPROCAL EASEMENTS" EXECUTED BY AND BETWEEN SAKIOKA & SONS, A CALIFORNIA GENERAL PARTNERSHIP, AS SUCCESSORS TO SAKIOKA FARMS, INC., A CALIFORNIA CORPORATION, ROY K. SAKIOKA, INCORPORATED, A CALIFORNIA CORPORATION AND CURCI-ENGLAND CO., A CALIFORNIA JOINT VENTURE, RECORDED MAY 25, 1989 AS INSTRUMENT NO. 89-277972 OF OFFICIAL RECORDS.
    REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

NOTE 1: THE INTEREST OF CURCI-ENGLAND (BUILDING 1C) CO., A CALIFORNIA GENERAL PARTNERSHIP UNDER SAID RECIPROCAL EASEMENT AGREEMENT HAS BEEN ASSIGNED TO CURCI ENGLAND (BUILDING 1C) CO., A CALIFORNIA GENERAL PARTNERSHIP AND PACIFIC SOUTHWEST REALTY CO., A DELAWARE CORPORATION, AS TENANTS IN COMMON, BY ASSIGNMENT WHICH RECORDED MAY 25, 1989 AS INSTRUMENT NO. 89-277975 OF OFFICIAL RECORDS.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

NOTE 2: THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN A DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION OF SECOND RESTATED AND AMENDED DECLARATION ESTABLISHING RECIPROCAL EASEMENTS", EXECUTED BY AND BETWEEN CURCI-ENGLAND CO. L.P., A CALIFORNIA LIMITED PARTNERSHIP AND COPLEY INVESTORS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP. RECORDED AUGUST 3, 1998 AS INSTRUMENT NO. 98-502207 OF OFFICIAL RECORDS.

NOTE 3: THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN A DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION OF SECOND RESTATED AND AMENDED DECLARATION ESTABLISHING RECIPROCAL EASEMENTS", EXECUTED BY AND BETWEEN COPLEY INVESTORS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP AND BRE/SOUTH COAST L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, RECORDED AUGUST 3, 1998 AS INSTRUMENT NO. 98-502208 OF OFFICIAL RECORDS.

NOTE 4: DOCUMENTS DECLARING MODIFICATIONS THEREOF RECORDED AUGUST 3, 1998 AS INSTRUMENT NO. 98-502209 OF OFFICIAL RECORDS AND RECORDED JANUARY 26, 2000 AS INSTRUMENT NO. 00-45982 AND RE-RECORDED APRIL 28, 2000 AS INSTRUMENT NO. 00-220662, ALL OF OFFICIAL RECORDS.
(EASEMENT TO BE RELOCATED)

16. AN AMENDMENT TO EASEMENT DEED WAS RECORDED NOVEMBER 12, 2002 AS INSTRUMENT NO. 02-1004220, OFFICIAL RECORDS.
    (EASEMENT TO REMAIN)
18. AN AMENDMENT TO EASEMENT DEED WAS RECORDED NOVEMBER 12, 2002 AS INSTRUMENT NO. 02-1004222, OFFICIAL RECORDS.
    (EASEMENT TO BE QUITCLAIMED)

23. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS AS SET FORTH THEREIN AS DISCLOSED BY A DOCUMENT.
    LESSOR: B.R.E. SOUTH COAST LLC, A DELAWARE LIMITED LIABILITY COMPANY
    LESSEE: BRINKER RESTAURANT CORPORATION, A DELAWARE CORPORATION
    RECORDED: APRIL 18, 2000 AS INSTRUMENT NO. 00-197958, OFFICIAL RECORDS
    NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.
    (EASEMENT TO BE QUITCLAIMED)
27. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
    PURPOSE: PUBLIC UTILITIES
    RECORDED: JUNE 16, 2000 AS INSTRUMENT NO. 00-317896, OFFICIAL RECORDS
    AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
    (EASEMENT TO BE RELOCATED)
29. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
    PURPOSE: COMMUNICATION FACILITIES
    RECORDED: NOVEMBER 15, 2000 AS INSTRUMENT NO. 00-623827, OFFICIAL RECORDS
    AFFECTS: THOSE PORTIONS OF SAID LAND AS DESCRIBED THEREIN
    (EASEMENT TO BE RELOCATED)
32. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
    PURPOSE: PIPELINE OR PIPELINES, WITH INCIDENTAL ORDINARY AND NECESSARY APPURTENANCES AND CONNECTIONS
    RECORDED: MAY 15, 2001 AS INSTRUMENT NO. 01-312818, OFFICIAL RECORDS
    AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
    (EASEMENT TO BE QUITCLAIMED)
34. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
    PURPOSE: PIPELINE OR PIPELINES, WITH INCIDENTAL ORDINARY AND NECESSARY APPURTENANCES AND CONNECTIONS
    RECORDED: MAY 15, 2001 AS INSTRUMENT NO. 01-312824, OFFICIAL RECORDS
    AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
    (EASEMENT TO BE QUITCLAIMED)

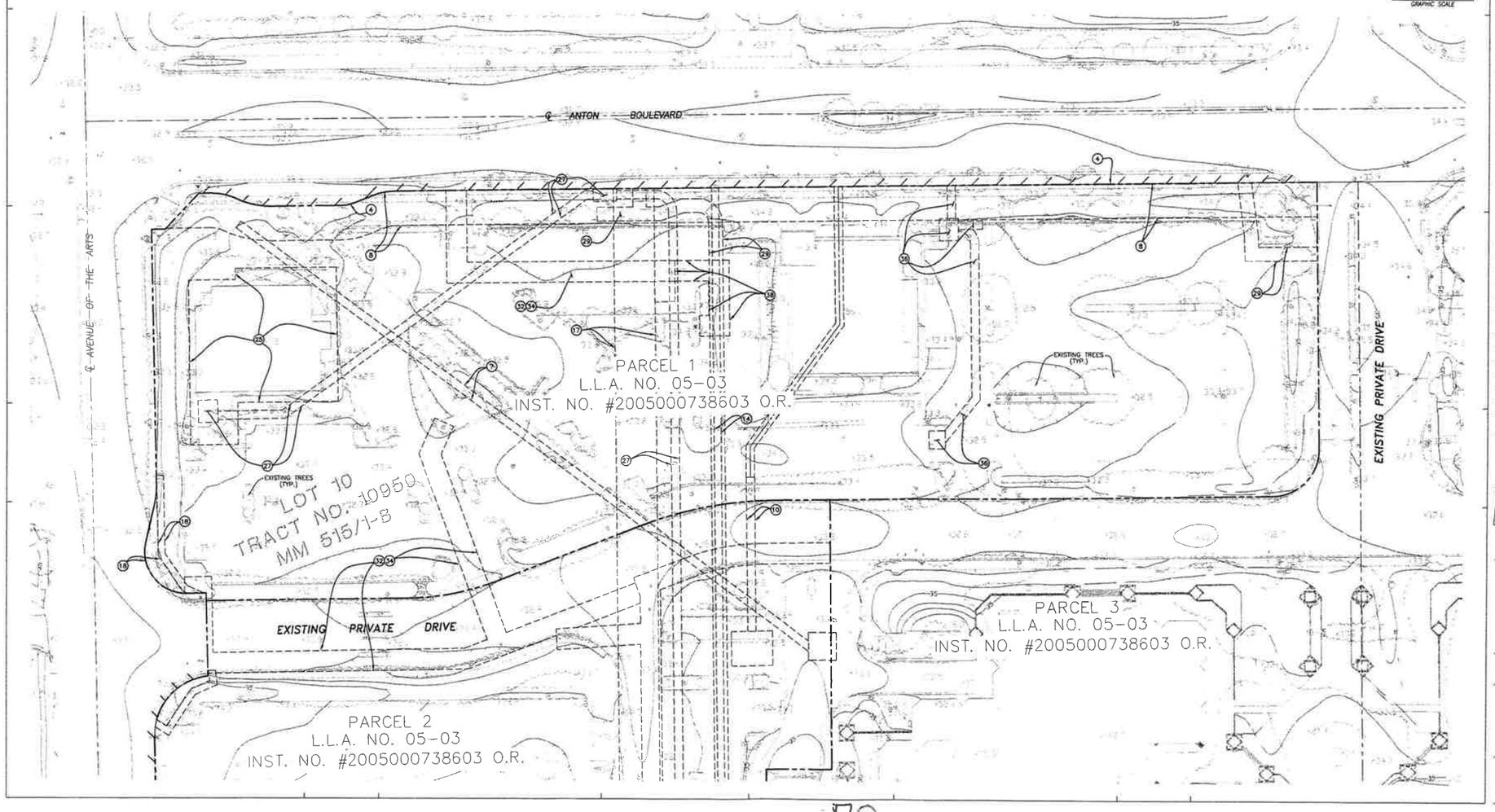
35. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
    PURPOSE: ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS
    RECORDED: OCTOBER 18, 2001 AS INSTRUMENT NO. 01-736479, OFFICIAL RECORDS
    AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
    (EASEMENT TO BE QUITCLAIMED)
38. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
    GRANTED TO: MESA CONSOLIDATED WATER DISTRICT, A COUNTY WATER DISTRICT
    PURPOSE: PIPELINES
    RECORDED: JULY 7, 2005 AS INSTRUMENT NO. 05-523969 OF OFFICIAL RECORDS
    AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
    (EASEMENT TO BE RELOCATED)

LEGEND

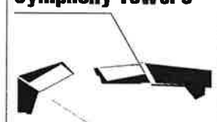
- PROPERTY LINE
- STREET CENTERLINE
- EXISTING EASEMENTS
- PROPOSED LOTLINE

N

SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE



Symphony Towers



645 & 665 anton blvd costa mesa ca

OWNER

STOCKBRIDGE / MCC-SOUTH COAST LLC
J.K. SAKIOKA COMPANY / AMS CRAIG LLC

DEVELOPER

WILSON MEANY SULLIVAN
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CIVIL ENGINEER

FUSCOE ENGINEERING
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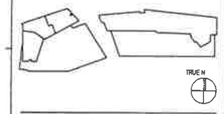
IRVINE, CA 92606
949.474.1960

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

KEYPLAN



TRUE N

STAMP

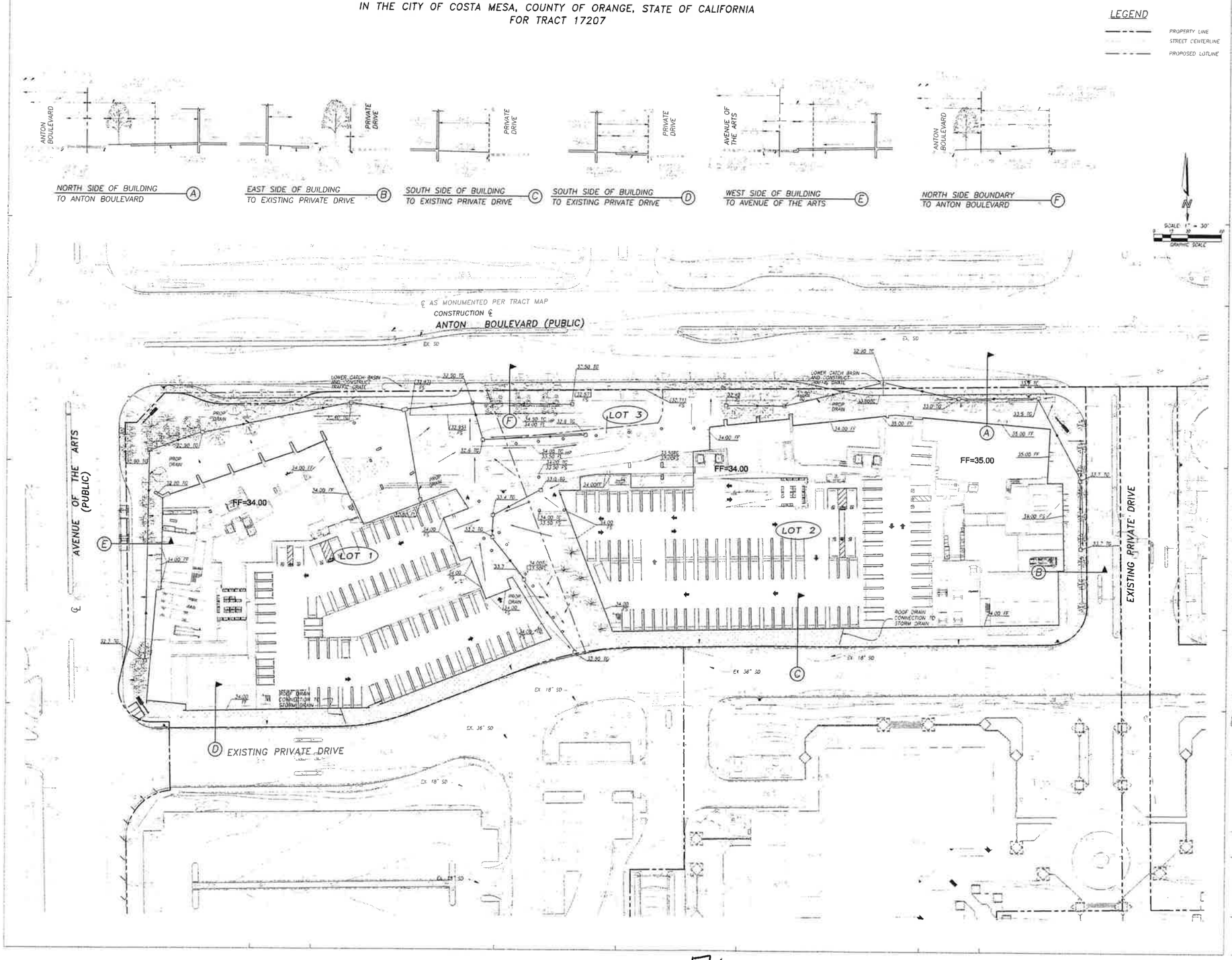
SCALE: AS SHOWN
DATE: AUGUST 17, 2007
DRAWN BY: MD

SITE PLAN CONSTRAINTS MAP

C2

PRELIMINARY GRADING PLAN

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



Symphony Towers

555 & 565 anton blvd costa mesa ca

OWNER

STOCKBRIDGE / MCC-SOUTH COAST LLC
J.K. SARTORA COMPANY / AMS CRAIG LLC

DEVELOPER

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IRVINE, CA 92606
949.474 1960

NO	DESCRIPTION	DATE
	FINAL MASTER PLAN	06.07.2007
	FINAL MASTER PLAN UPDATE	08.17.2007

KEYPLAN

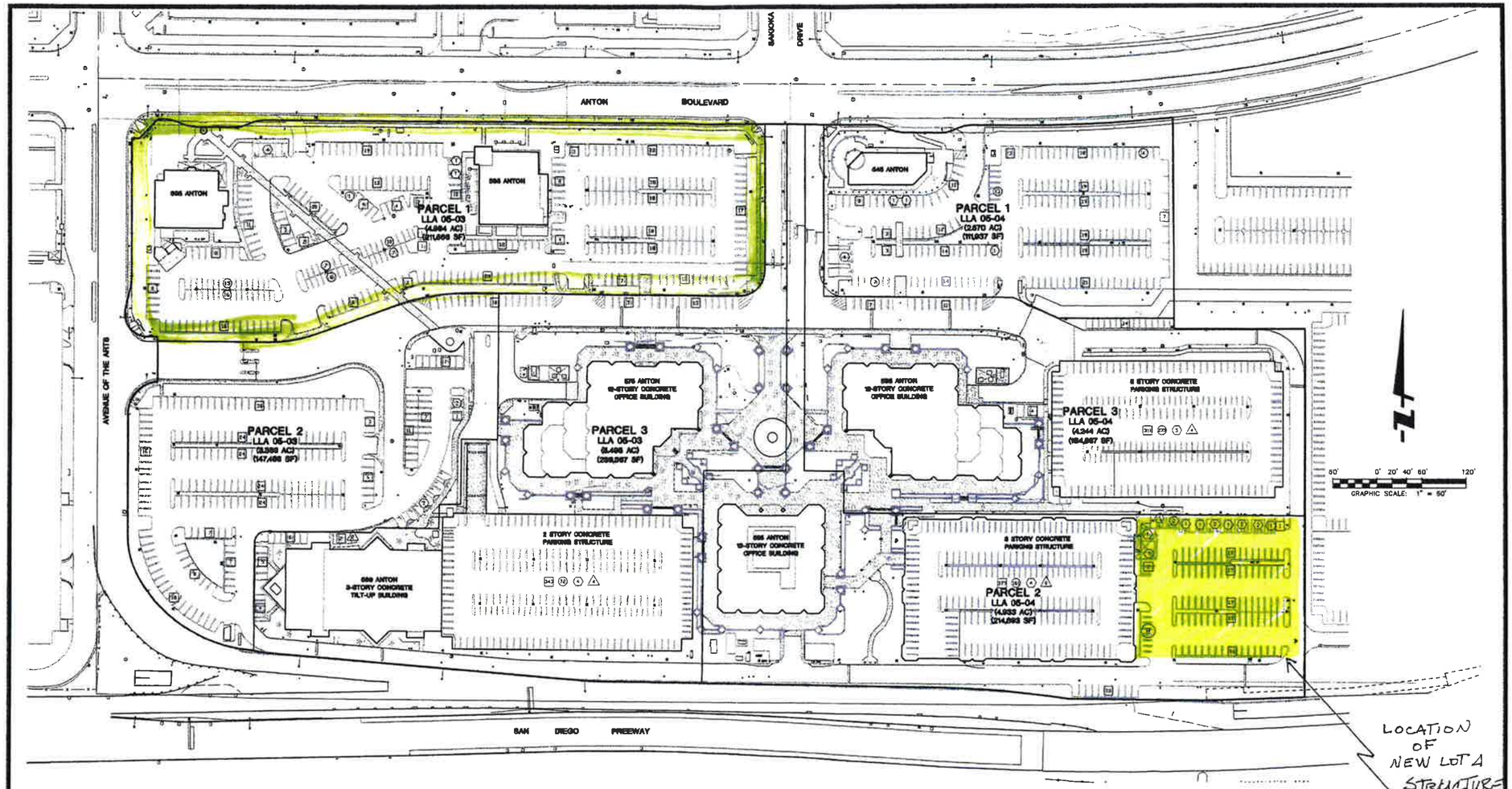
TRUE N

STAMP

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

PRELIMINARY GRADING PLAN

C3



PARKING STALL COUNTS:

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

LEGEND:

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

11/7/13
JERRY L. USELTON, L.S. 5347
LICENSE EXPIRES 12/31/13

LICENSED LAND SURVEYOR JERRY L. USELTON L.S. 5347 STATE OF CALIFORNIA

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

PARKING EXHIBIT

SOUTH COAST METRO CENTER
COSTA MESA, CALIFORNIA

FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

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