



City of Costa Mesa, Development Services Department
 77 Fair Drive, P.O. 1200, Costa Mesa, CA 92628-1200
 Phone: (714) 754-5245 Fax: (714) 754-4856 www.costamesaca.gov

Office to Assign

PA-19-19

PLANNING APPLICATION (PART ONE – TYPE OR PRINT) Application #

PROPERTY ADDRESS: 1683 Sunflower Avenue, Costa Mesa, CA 92626

Property Owner INTERNATIONAL ASSET MANAGEMENT HOLDING GROUP, LLC **Phone** (949) 258-5968 **Fax**

Address 1683 Sunflower Avenue, Costa Mesa, CA 92626 **Email** JWen@Formosaltd.com

City Costa Mesa **State** CA **Zip Code** 92626

Property Owner's Signature *[Signature]* **Date** 8-19-19

AUTHORIZED AGENT: Brent Stoll, Rose Equities **Phone** (323) 782-4300 **Fax**

Address 8383 Wilshire Boulevard, Suite 632 **Email** Brent@RoseEquities.com

City Beverly Hills **State** CA **Zip Code** 90211

Authorized Agent's Signature *[Signature]* **Date** 8/19/19

PROJECT DESCRIPTION: [Briefly describe project below and attach detailed project description & justification for approval:]

One Metro West Master Plan for the One Metro West Specific Plan requirement that would allow 1,057 multi-family residential units within 3 buildings, 2,500 square feet of Creative Office in one building, 6,000 square feet of Commercial Retail / Dining space, a 1.5-acre Public Open Space, private recreational facilities, bike and pedestrian trail improvements, Sunflower Avenue improvements, and 1,914 parking spaces.

PROJECT RELATED TOPICS: I have noted below the items that are applicable to the project:

- In the Redevelopment Area
- Subject to future street widening
- In a Specific Plan Area
- Includes a drive-through facility (Special notice requirements, per GC Section 65091 (d))

HAZARDOUS WASTE AND SUBSTANCES SITES: Pursuant to Section 65962.5 of the Government Code, I have reviewed the Hazardous Waste and Substances Site List (see reverse side) and determined that the project:

- IS NOT included in the LIST
- IS included in the LIST

¹RIGHT OF ENTRY: The abovesigned ("Property Owner") is the owner of certain real property identified above in Costa Mesa, California ("Property"), acknowledges that the application process requires the property to be posted with a public hearing notice, where applicable. Property Owner hereby permits the City of Costa Mesa ("City"), by and through its employees or agents, to enter upon the property for the sole purpose of posting, modifying, and removing a public hearing notice relating to Property Owner's Planning Application. The right of entry shall be granted by Property Owner to City at no cost to City and shall remain in effect until the removal of the public hearing notice. Owner further agrees to release, waive, discharge and hold harmless City, its employees and agents, from and against any and all loss, damage, injury, liability, claim, cost or expense resulting from or arising out of the activities of City, its employee and agents, upon the Property, pursuant to this signed application.

²PENALTY OF PERJURY: I declare under penalty of perjury that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any misrepresentations, false or dishonest information contained in the application materials may be grounds for denial of the application.

WHEN COMPLETED, PLEASE RETURN ALL COPIES TO PLANNING DIVISION (PART TWO BELOW – "OFFICE USE ONLY")

Date Application Received _____ By _____ Receipt # _____

Date Application Determined Complete _____ By _____

<input type="checkbox"/> Admin Adjustment	\$	<input type="checkbox"/> Gen Plan Screening	\$	<input type="checkbox"/> RCID Conversion	\$
<input type="checkbox"/> Appeal	\$	<input type="checkbox"/> Lot Line Adjustment	\$	<input type="checkbox"/> Rezone	\$
<input type="checkbox"/> CUP	\$	<input type="checkbox"/> Master Plan	\$	<input type="checkbox"/> Specific Plan Amd	\$
<input type="checkbox"/> Design Review	\$	<input type="checkbox"/> Minor CUP	\$	<input type="checkbox"/> Tent Tract/Parcel	\$
<input type="checkbox"/> Dev Agreement	\$	<input type="checkbox"/> Minor Design Review	\$	<input type="checkbox"/> Time Extension	\$
<input type="checkbox"/> Development Review	\$	<input type="checkbox"/> Negative Declaration	\$	<input type="checkbox"/> Variance	\$
<input type="checkbox"/> Gen Plan Amendment	\$	<input type="checkbox"/> Planned Signing Prg	\$	<input type="checkbox"/> Other	\$

TOTAL \$

APN: _____ Zone: _____ General Plan: _____



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 GP-20-01 /
 R-20-01

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General Plan Amendment to change I-P (Industrial Park) Land Use Designation to HDR (High Density Residential) and attendant text/graphic changes to the 2015-2035 General Plan; And a Zone Change to replace "MP-Industrial" Zone to PDR-HD (SP) Zone on a 15.75-acre property.

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TOTAL \$ _____

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