PLANNING COMMISSION AGENDA REPORT

MEETING DATE: FEBRUARY 27, 2017 **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**

DATE: **FEBRUARY 16, 2017**

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

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

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

A one-year time extension is requested for Planning Application (Master Plan) PA-07-18 and Vesting Tentative Tract Map VT-17207. These applications were originally granted on October 7, 2007 and, with prior extensions granted, will expire on October 18, 2017. The approvals allow the following development at 585 and 595 Anton Boulevard:

1. Demolition of 17,529 square feet of existing restaurant buildings; and,
2. Conversion of an unbuilt 300-room hotel entitlement to 484 residential condominiums within a 26-story and 16-story high-rise building, two six-level parking structures containing a total of 1,040 parking spaces, and an additional 6,000 square feet of ancillary retail located.

APPLICANT

The applicant and agent of property owner is Wilson Meany.

RECOMMENDATION

Adopt a resolution to approve the one-year time extension to be valid until October 8, 2018 for Planning Application (Master Plan) PA-07-18 and Vesting Tentative Tract Map VT-17207

BACKGROUND

The project was originally approved on October, 7, 2007 by the Planning Commission. As a result of the recession, development was not undertaken after the original approval. During the market downturn, the project was able to benefit from extensions allowed by various state legislative actions for vesting map projects, which were applicable to the project until 2015.

- 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

Two time extensions have previously been approved for the high-rise condominium project by the Planning Commission. On October 13, 2014, the Commission approved a two-year extension and on August 8, 2016, a one-year time extension to October 8, 2017, for the following entitlement:

1) Symphony Towers, which consist of two high-rise buildings with a total of 484 units. The project was proposed as a condominium development and included a vesting tentative tract map

   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. 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 containing 535 spaces, and proposed commercial uses include cafe, sandwich shop, periodical store, dry-cleaning services, and other guest-related, service-oriented amenities.

The development proposal would result in removal of all on-site surface parking, that were to be available for joint use by the office complex to the south, currently owned by PRII/MCC South Coast Property Owner, LLC (The MET). As a condition of approval of Symphony Towers project, the applicant was required to construct a new parking structure at 531 Anton Boulevard (PA-07-29) to provide 220 parking spaces.

At the present time, the developer and the property owners of The MET have reached an agreement to provide the replacement of parking spaces at an existing parking garages adjacent to the 405 Freeway by adding two new parking levels. Construction of the modified parking structure will be part of the improvements of The MET office campus that are being constructed by McCarthy Cook and is anticipated to start in spring of 2017.

GENERAL PLAN CONFORMANCE

The approved developments were in conformance with the goals and policies of the 2002 General Plan at the time of approval. The development is also in conformance with the goals and policies of the 2015-2035 General Plan with regards to development north of 405 freeway:

Policy LU-1.1 Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the community.

Policy LU-1.3 Strongly encourage the development of residential uses and owner-occupied housing (single-family detached residences, condominiums, townhouses) where feasible to improve the balance between rental and ownership housing opportunities.

Policy LU-5.7 Encourage new development that is organized around compact, walkable, mixed-use neighborhoods and districts to conserve open space resources, minimize infrastructure costs, and reduce reliance on the automobile.

Policy LU-6.13 Encourage new development along major corridors that are pedestrian oriented and includes a mixture of retail/service, residential, and office uses.

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, 2017.

CONCLUSION

The Symphony Towers project was approved prior to the 2008 recession. It is considered a major development project that may take several years to finance and develop. The additional time will provide for completion of The MET improvements at 535 555, 575 Anton Avenue which also includes additional parking currently provided at this site and allow the applicant to maintain this entitlement alternative until October 8, 2018.

MINOO ASHABI
Principal Planner, AIA

JAY TREVINO, AICP
Development Services Department
Consultant

Attachments:
1. Vicinity Map
2. Draft Planning Commission Resolution
3. Submitted Letter for Time Extension
4. Approved Plans

Distribution:
Development Services Department Consultant
Interim Assistant Development Services Director
Senior Deputy City Attorney
Public Services Director
City Engineer
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File (2)

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RESOLUTION NO. PC-17-

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

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

WHEREAS, on August 8, 2016, and October 13, 2014, the Planning Commission approved time extensions 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. The entitlements will expire on October 8, 2017.

WHEREAS, an application was filed by Wilson Meany on behalf of JKS-CMFV, LLC/ AMS Craig, 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;

WHEREAS, the requirement for replacement of parking with a parking structure at 531 Anton Blvd. will be satisfied with construction of two levels of parking over an existing parking structure at The MET office complex that will be built by McCarthy Cook under a separate agreement with the City and affected owners;

WHEREAS, the proposed time extension is 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.

WHEREAS, the Planning Commission approved Planning Application PA-07-18 October 8, 2007 by adoption of Resolution No. PC-07-74 which is attached hereto as Exhibit "1";

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, two time extensions were approved on October 13, 2014 and August 8, 2016 by the Planning Commission extending the entitlement until October 8, 2017.

WHEREAS, the applicant requests approval of an additional one-year time extension to allow flexibility of having a for-sale condominium entitlement and allow additional time while other construction improvements of The MET within the area proceed. The time extension will extend the entitlement until **October 08, 2018**;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 27, 2017, 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-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, 2018** for Final Master Plan PA-07-18, Vesting Tentative Tract Map 17207 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-07-18. 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-07-74.

PASSED AND ADOPTED this 27th day of February, 2017.

Stephan Andranian, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Jay Trevino, 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 February 27, 2017, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Jay Trevino, Acting Secretary
Costa Mesa Planning Commission

EXHIBIT 1

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 8th 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.

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

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

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

Matrix Orientation

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

Conditions of Approval / Mitigation Measures	Timing	Responsible Party	Date Completed
Aesthetics			
Conditions of Approval • 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	

WILSON
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February 9, 2017

Ms. Minoo Ashabi
Principal Planner, Development Services Department
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Re: *Request for Time Extension for Final Master Plan PA-07-18 and Vesting Tentative Tract Map VT-17207*

Dear Ms. Ashabi,

This letter concerns an extension of time for the development of the Symphony residential project on Parcel 1 of the South Coast Metro Center property located at 585 and 595 Anton Boulevard (the "Symphony Project"). The City-approved land use entitlements for the Symphony Project include the following:

1. Final Master Plan PA-07-18 and Vesting Tentative Tract Map VT-17207, which authorize the development 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 1,040 parking spaces, and an additional 6,000 square feet of ancillary retail space (the "High-Rise Scenario");

2. as an alternative to the High-Rise Scenario, Final Master Plan PA-14-11, which authorizes the development of two mid-rise 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 of parking with a total of 731 parking spaces—699 standard, 15 tandem, and 17 compact spaces, and 4,104 square feet of ground level retail (the "Mid-Rise Scenario"); and

3. Final Master Plan PA-07-29, which authorizes the development of a three-level parking structure with a total of 342 parking spaces located on Parcel 6 of the South Coast Metro Center property at 351 Anton Boulevard (the "Lot B Parking Structure").

Enclosed please find the application to extend the approval for the High-Rise Scenario (Final Master Plan PA-07-18 and Vesting Tentative Tract Map VT-17207) for one year – until **October 8, 2018,** together with a check for the applicable fees. We are requesting this extension pursuant to Section 13-29(k)(2)(b) of the Costa Mesa Municipal Code, as the current approval expires on October 8, 2017. We are not seeking a concurrent extension of the Mid-Rise Scenario or Lot B Parking Structure approvals at this time, as these approvals do not expire until **November 18, 2019**, as set forth in the City's Resolution No. 14-15 adopting that certain Park Mitigation Agreement effective as of November 14, 2014, whereby the entitlement approvals for Final Master

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San Francisco, CA 94111
T 415 905 5300
F 415 905 5350

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Plans PA-14-11 and PA-07-29 were approved to coincide with the five-year term of the Park Mitigation Agreement.

As you know, work is currently underway at "The Met" (the neighboring commercial office development at South Coast Metro). By deferring the start of construction for the Symphony Project, the property owners will be able to sequence and coordinate construction to minimize inconvenience to current tenants that would arise from concurrent development of two projects on the campus, including the construction of the "Parcel 4 Build-Over Garage" described in that certain letter dated February 3, 2017, from Thomas Hatch (City Manager) and Jay Trevino (Development Services Department Consultant) to Stockbridge/MCC-South Coast, LLC, PRII/MCC South Coast Property Owner LLC, JKS-CMFV, LLC, and AMS Craig LLC. While the developer currently anticipates developing the apartment project described in the Mid-Rise Scenario, the extension of the entitlements for the High-Rise Scenario will preserve the flexibility to bring a for-sale condominium project forward in response to potential changes in market demand over the next 18 months. The property owners at South Coast Metro Center also support the requested time extension.

Please call if you have any questions about this request.

Very Truly Yours,

Christopher Meany

cc Jay Trevino, Sherri Vander Dussen, George Sakioka, Craig Kaihara, Alan Hyden, Darren Drake, John Cheung, Edward W. Cook III, Amy Forbes, Doug Champion

Four Embarcadero Center, Suite 3330
San Francisco, CA 94111

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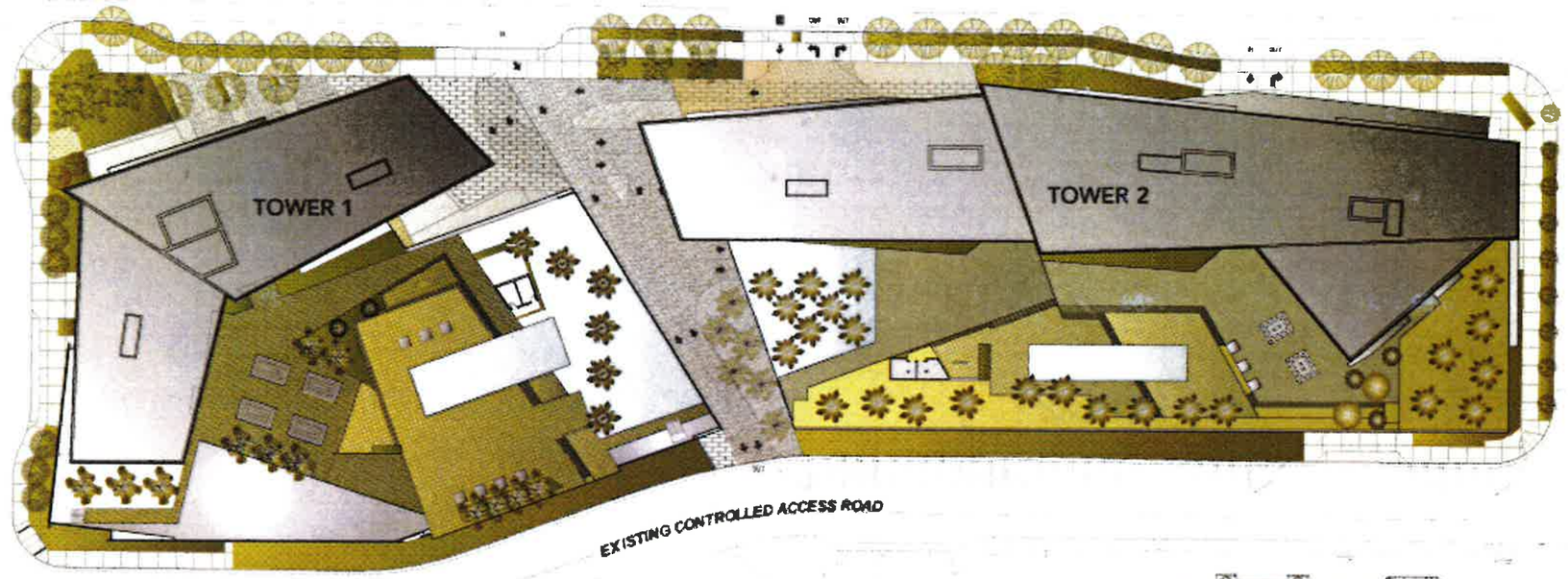
(E) RETAIL CENTER

(E) HOTEL

(E) PARKING STRUCTURE

KIOKA DRIVE

ANTON BLVD.



AVENUE OF THE ARTS

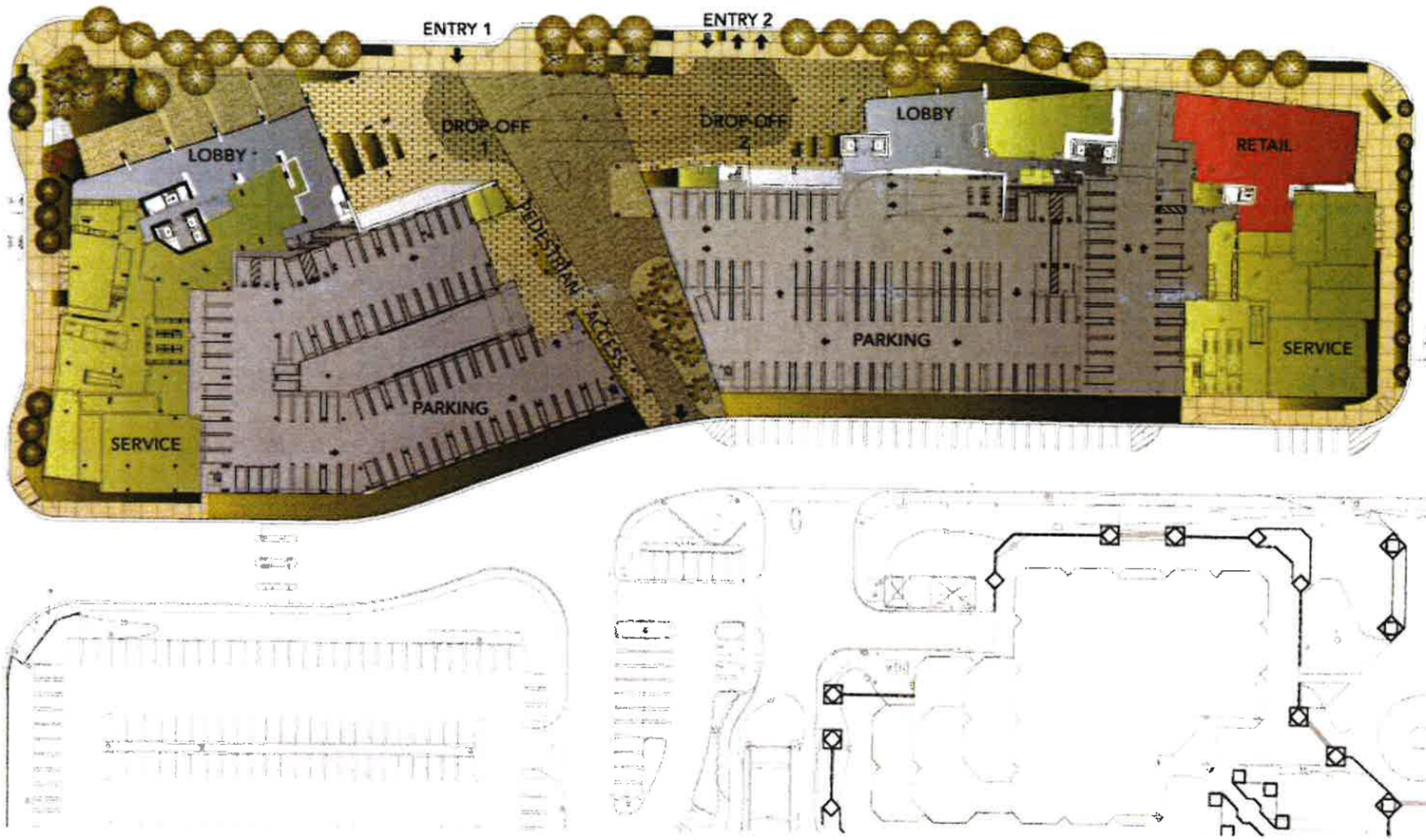
EXISTING CONTROLLED ACCESS ROAD

(E) SURFACE PARKING

(E) OFFICE BLDG

(E) PLAZA

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.)

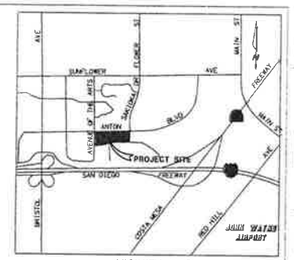
4. EXISTING EASEMENTS ON SITE TO BE QUITCLAIMED AND RELOCATED AS NECESSARY TO CONTINUE UTILITY SERVICE.

5. NON-ENCLUSIVE 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:	211,859.7 S.F.	– 4.86 ACRES
**NET ACREAGE:	212,790.2 S.F.	– 4.88 ACRES
LOT 1:	101,998.9 S.F.	– 2.32 ACRES
LOT 2:	103,470.8 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.



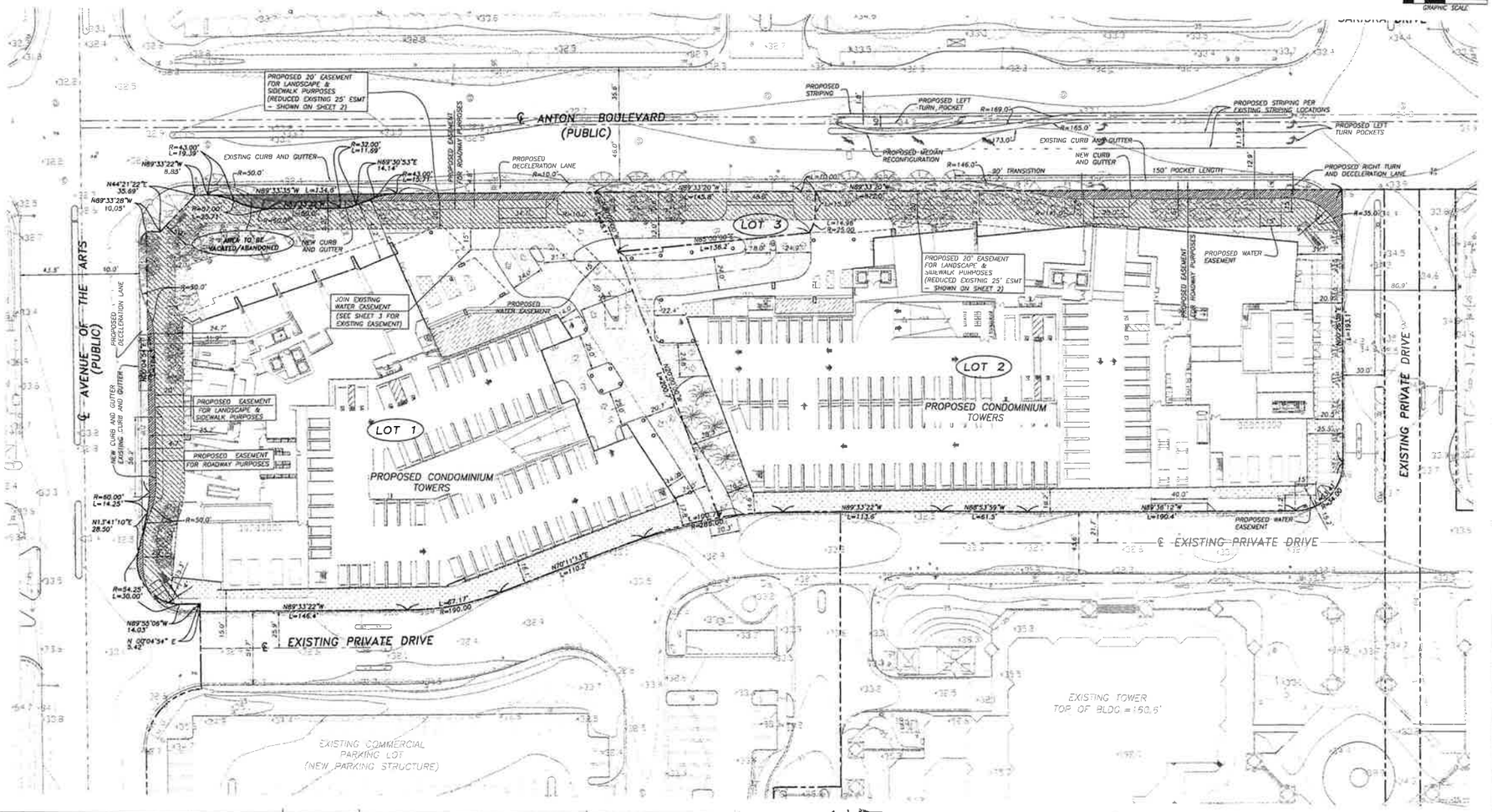
VICINITY MAP
N.T.S.

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



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Symphony Towers

585 & 595 anton blvd costa mesa ca

OWNER

STOCKBRIDGE / MCC-SOUTH COAST LLC
J.K. SARKOWA COMPANY / MMS CRAIG LLC

DEVELOPER

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

ARCHITECT

HANDEL ARCHITECTS, LLP
735 MARKET STREET 2ND FL
SAN FRANCISCO, CA 94103
415 495 5588

150 VARICK ST., 8TH 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

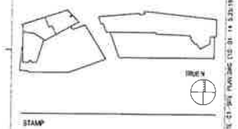
OB ENGINEERS
449 10TH STREET
SAN FRANCISCO, CA 94103
415 437 7330

CIVIL ENGINEER

FUSCOE ENGINEERING
16795 VON KARMAN, SUITE 100
IRVINE, CA 92606
949 474 1960

NO	DESCRIPTION	DATE
	FINAL MASTER PLAN	05 07 2007
	FINAL MASTER PLAN UPDATE	08 17 2007

KEYPLAN



TRUE N

STAMP

SCALE AS SHOWN
DATE AUGUST 17, 2007
DRAWN BY MD

TECHNICAL SITE PLAN

C1

E:\PROJECTS\585 ANTON BLVD\CAD\SHEETS\C1 TECHNICAL SITE PLAN.DWG, 8/17/2007 9:43:10 AM, Plotted by: Thomas Gee

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.B./ 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-K59, 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.
   - PURPOSE: EITHER OR BOTH POLE LINES AND CONDUITS
   - RECORDED: NOVEMBER 9, 1921 IN BOOK 405, PAGE 448, DEEDS
   - AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

   CANNOT BE PLOTTED PER DOCUMENT

EASEMENTS:

(4) THE DEDICATION TO THE CITY OF COSTA MESA OF ALL VEHICULAR ACCESS RIGHTS TO ANTON BOULEVARD, EXCEPT AT STREET INTERSECTIONS AND APPROVED DRIVEWAY LOCATIONS, AS RECITED ON THE MAP OF TRACT NO. 10950 RECORDED IN BOOK 515, PAGES 1-8 INCLUSIVE OF MISCELLANEOUS MAPS. AFFECTS ALL PARCELS
(DEDICATION TO BE VACATED/ABANDONED)

(7) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
- PURPOSE: POLE LINES AND CONDUITS
- RECORDED: NOVEMBER 8, 1983 AS INSTRUMENT NO. 83-515838, 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 5, 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) MATTER'S 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.

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 1, 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 1, 1998 AS INSTRUMENT NO. 98-502208 OF OFFICIAL RECORDS.

(14) NOTE 4: DOCUMENTS DECLARING MODIFICATIONS THEREOF RECORDED AUGUST 1, 1998 AS INSTRUMENT NO. 98-502208 OF OFFICIAL RECORDS AND RECORDED JANUARY 28, 2000 AS INSTRUMENT NO. 00-45982 AND RE-RECORDED APRIL 28, 2000 AS INSTRUMENT NO. 00-220862, ALL OF OFFICIAL RECORDS.
(EASEMENT TO BE RELOCATED)

(18) 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)

(25) 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. 00-197968, OFFICIAL RECORDS

NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.
(EASEMENT TO BE 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. 00-317898, OFFICIAL RECORDS
- AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

(EASEMENT TO BE RELOCATED)

(29) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
- PURPOSE: COMMUNICATION FACILITIES
- RECORDED: NOVEMBER 15, 2000 AS INSTRUMENT NO. 00-623827, OFFICIAL RECORDS
- AFFECTS: THOSE PORTIONS OF SAID LAND AS DESCRIBED THEREIN

(EASEMENT TO BE RELOCATED)

(32) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
- PURPOSE: PIPELINE OR PIPELINES, WITH INCIDENTAL ORDINARY AND NECESSARY APPURTENANCES AND CONNECTIONS
- RECORDED: MAY 15, 2001 AS INSTRUMENT NO. 01-312816, OFFICIAL RECORDS
- AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

(EASEMENT TO BE 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)

(36) 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. 05-523869 OF OFFICIAL RECORDS
- AFFECTS: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

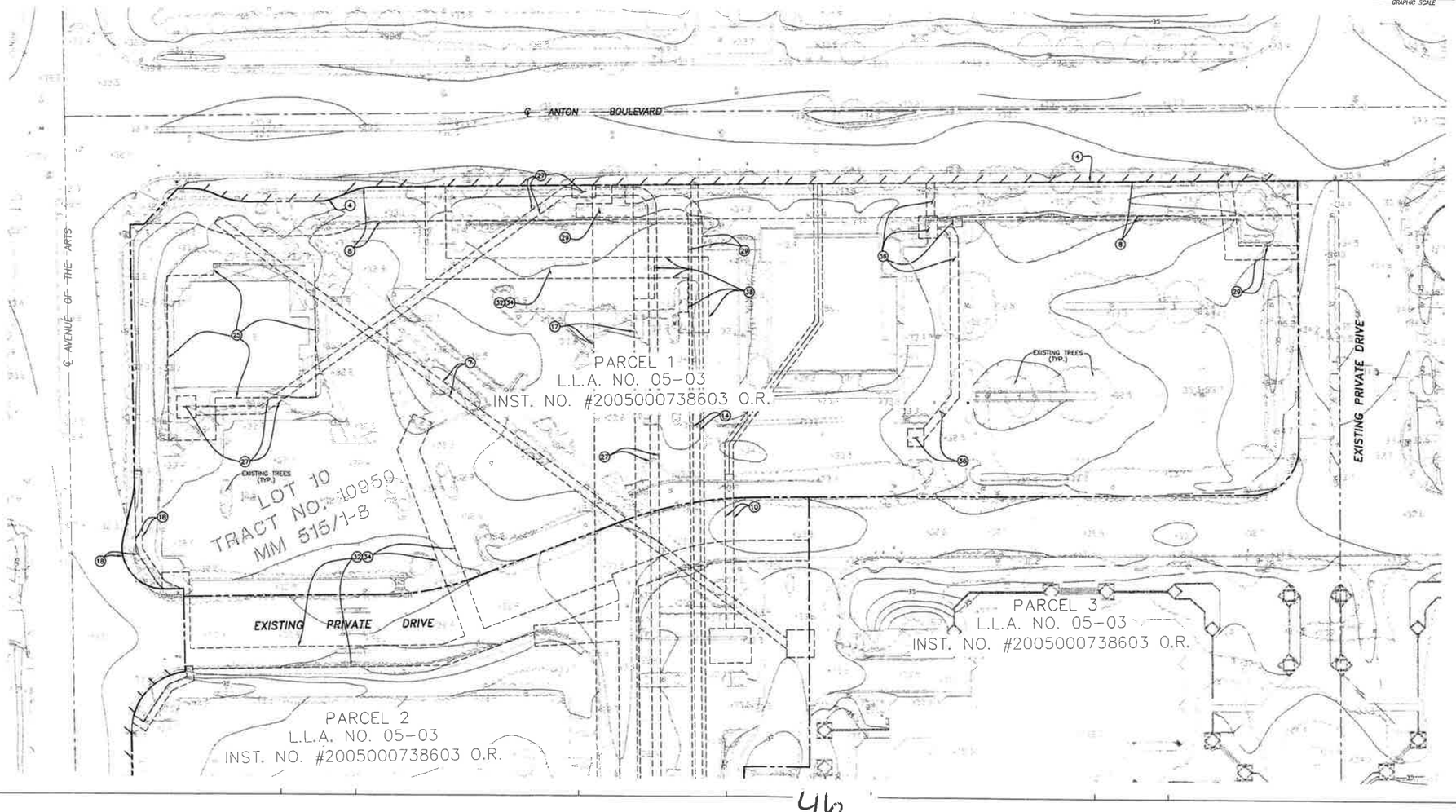
(EASEMENT TO BE RELOCATED)

LEGEND

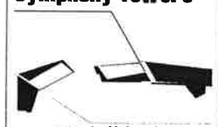
- PROPERTY LINE
- STREET CENTERLINE
- EXISTING EASEMENTS
- PROPOSED LOTLINE

N

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



Symphony Towers



595 & 645 anton blvd costa mesa ca

OWNER

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

DEVELOPER

WILSON MEANY SULLIVAN
100 WILSHIRE BOULEVARD, SUITE 940
SANTA MONICA, CA 90401
310 382.9000

ARCHITECT

HANDEL ARCHITECTS, LLP
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SAN FRANCISCO, CA 94103
415 495 5588

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212.595.4112

STRUCTURAL ENGINEER

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SEATTLE, WA 98101
206 292.1200

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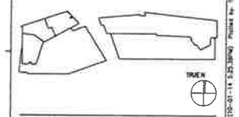
SAN FRANCISCO, CA 94103
415.437.7330

CIVIL ENGINEER

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

NO.	DESCRIPTION	DATE
	FINAL MASTER PLAN	05.07.2007
	FINAL MASTER PLAN UPDATE	08.17.2007

KEYPLAN



TRUE N

STAMP

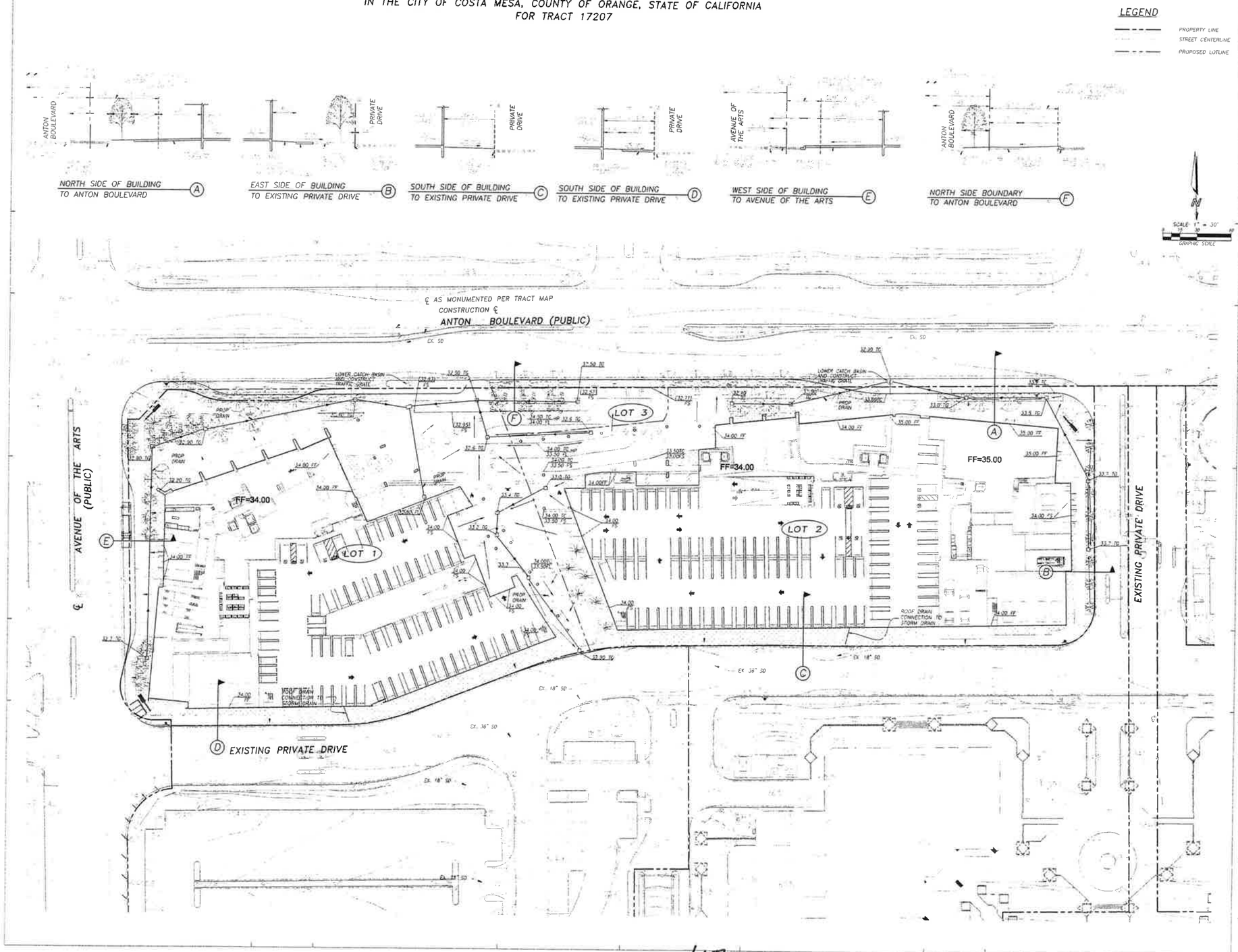
SCALE: AS SHOWN
DATE: AUGUST 17, 2007
DRAWN BY: MD

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

606 & 606 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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415.437.7330

CIVIL ENGINEER

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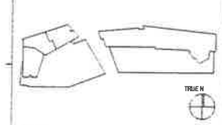
16795 VON KARMAN, SUITE 100
IRVINE, CA 92606
949.474.1960

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

KEYPLAN

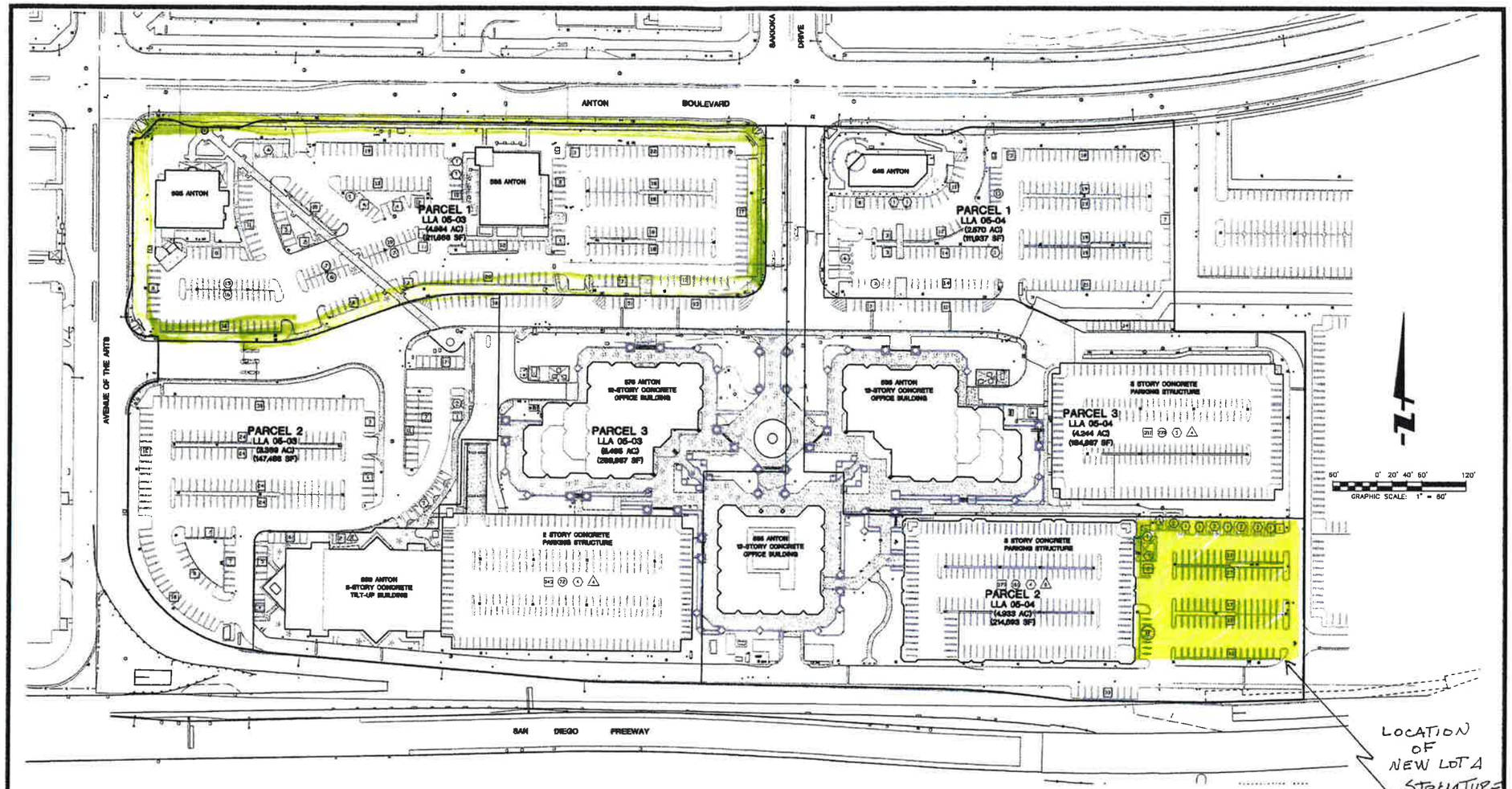


STAMP

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
JOHN L. USELTON, LS 5347
LICENSE EXPIRES 12/31/13

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

4B