RESOLUTION NO. 2025-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, APPROVING THE SUBDIVISION, MASTER PLAN WITH DENSITY BONUS, AND AFFORDABLE HOUSING / DISPOSITION AND DEVELOPMENT AGREEMENT AND GROUND LEASE FOR THE DEVELOPMENT OF A 70-UNIT SENIOR AFFORDABLE MULTI-FAMILY RESIDENTIAL PROJECT LOCATED ON A PORTION OF THE SENIOR CENTER PARKING LOT AT 695 WEST 19TH STREET

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY FINDS AND DECLARES AS FOLLOWS:

WHEREAS, a Tentative Parcel Map, Master Plan, and Density Bonus Application was filed by Tish Kelly, on behalf of Jamboree Housing Corporation (JHC), requesting approval of the following: Tentative Parcel Map, Master Plan, and Density Bonus to facilitate the development of a 70-unit affordable senior and supportive housing project. The project proposes to develop an approximate 93,972 square-foot, four story building on the Costa Mesa Senior Center parking lot (a City owned property) located at 695 West 19th Street;

WHEREAS, on July 21, 2020, the City Council approved an Exclusive Negotiating Agreement (ENA) with JHC to study and determine the feasibility for the right to acquire a long-term leasehold for an affordable senior housing project to be developed on a portion of the City's Senior Center parking lot;

WHEREAS, the ENA was approved for a one-year term with an allowable 120- day extension, which was granted by the City, but ultimately expired in 2022;

WHEREAS, the proposed mixed-use project is located within the boundary of the 19 West Urban Plan, and the Costa Mesa Municipal Code (CMMC) Section 13-28(g)(4) and provisions of the 19 West Urban Plan requires that a screening be conducted for residential or mixed-use development projects in a mixed-use overlay district;

WHEREAS, a screening provides awareness of the application to the community and gives the City Council an opportunity to offer comments on the merits and appropriateness of the proposed development before the applicant submits the formal planning application(s);

WHEREAS, a screening for Urban Master Plan UMP-21-007 was conducted by the City Council February 20, 2024, pursuant to the requirements of the 19 West Urban Plan:

WHEREAS, the Master Plan proposes a mixed-use development and is consistent with and meets the objectives of the 19 West Urban Plan as mixed-use developments are encouraged and is compatible with the existing commercial and residential uses nearby;

WHEREAS, on August 6, 2024, the City Council approved the Affordable Housing Ordinance (Ordinance No. 2024-02);

WHEREAS, per the Affordable Housing Ordinance (Ordinance No. 2024-02), the project requires an Affordable Housing Plan and Affordable Housing Agreement as the project meets the affordable housing requirements in that the development proposes more than 50 rental units;

WHEREAS, pursuant to State Density Bonus Law, the project includes a request for a density bonus based upon being a 100% senior affordable housing project, excluding the manager's unit, pursuant to Government Code Section 65915(b)(1)(G);

WHEREAS, of the 69 affordable units, 34 units will be dedicated to seniors with incomes at or below 30% of the area median income (AMI), and 35 units will be dedicated to seniors with incomes at or below 60% of the AMI;

WHEREAS, State Density Bonus Law entitles affordable housing projects to certain waivers, incentives and concessions.

WHEREAS, the applicant has proposed to use four incentives/concessions to deviate from the following development standards: reduced parking space next to columns; reduced front building setback (along West 19th Street); reduced open space; and reduced residential open space;

WHEREAS, the Planning Commission is the recommending body and the City Council is the final decision-maker for the Tentative Parcel Map, Master Plan, Density Bonus and other associated regulatory agreements;

WHEREAS, a duly-noticed public hearing was held by the Planning Commission to make a project recommendation to the City Council on December 9, 2024 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, after reviewing the project and considering public comments, the Planning Commission recommended City Council approval of the project;

WHEREAS, Pursuant to California Government Code Section 65402(a), *"If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof."*

WHEREAS, the long-term leasing of the Senior Center property to a private entity by the City is subject to Government Code Section 65402(a).

WHEREAS, pursuant to Section 65402(a), the Planning Commission ("Planning Agency") on December 9, 2024, determined that the project and specifically the disposition of the property for a long-term lease for affordable senior housing purposes is in conformance with the City's General Plan in regard to location, purpose and extent:

Location of the Ground Lease:

The proposed property ground lease area is located in the eastern portion of the City on the City's Senior Center Parking lot. The proposed ground lease location for the development of affordable senior housing units is compatible with the adjacent Senior Center in that both the existing use and proposed use serve the same populations. In addition, most of the services provided by the City's Senior Center at this location caters to the senior population that would be housed at the proposed affordable senior housing development. There is also another senior housing development ("Tower on 19th") located nearby at 678 West 19th Street which includes an affordability covenant and Section 8 housing units; therefore, the proposed location of the development is neighborhood compatible. The location of the property ground lease disposition is consistent with numerous General Plan policies regarding affordable housing, and providing for the development of a mix and balance of housing opportunities, in

consideration of the need of the business and residential segments of the community. Lastly, the site is identified in the City's General Plan Housing Element as a location to plan for senior housing.

Purpose of the Ground Lease:

The purpose of the ground lease is consistent with the General Plan Housing Element Program 2D regarding development of affordable senior housing on the City's Senior Center site specified specifically by the City's Housing Element, and the purpose of numerous Housing Element General Plan polices such as, but not limited to, Housing Element Policy 2.1 which states to *"facilitate the development of housing that meets the needs of all segments of the population including affordable housing and households with specialized needs", and* Housing Element Policy 2-4 which states to "e*ncourage housing programs and future actions that address the need for affordable housing options as well as the housing needs of Costa Mesa's senior resident population and the large households' population".*

Extent of the Ground Lease:

The proposed ground lease is for the use and development of a portion of the surface parking lot located at the existing 2.66-acre City-owned Senior Center property at 695 West 19th Street. The extent of the use and lease area would be for the purposes of providing affordable senior housing units. The City of Costa Mesa General Plan Housing Element Program 2D specifies to "facilitate development of senior housing options" and specifically identifies the Senior Center as a development option that is to be considered for this use. The City's Housing Element specifies that 60 affordable units shall be provided, and the application provides for more than 60 units and therefore the extent of the ground lease and associated project more than complies with the General Plan.

WHEREAS, a duly-noticed public hearing was held by the City Council on March 18, 2025 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15332 (Class 32), for In-Fill Development projects;

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

WHEREAS, pursuant Government Code Section 65863, the "No Net Loss Law" cities are required to ensure that housing development opportunities remain available throughout the housing element planning period to accommodate a jurisdiction's regional housing needs assessment (RHNA). This Government Code further stipulates that "If the city approves a development of a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, it must either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level, or identify and make available sufficient sites to accommodate the remaining unmet RHNA for each income category."

WHEREAS, the Senior Center property is identified in the City's Housing Element Sites Inventory List to provide 40 very low-income units and 20 low-income units, totaling 60 units, and the project proposes 34 very low-income units, and 35 low- income units, resulting in a site shortfall of six very-low-income units.

WHEREAS, the required finding pursuant Government Code Section 65863 can be made as the City's Housing Element "Site Analysis" includes a surplus of more than six very-low-income housing units which will ensure that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES as follows: based on the evidence in the record and the findings contained in Exhibit A, and conditions as shown in Exhibit B, the City Council hereby finds that the proposed project is in conformance with the General Plan and approves the Tentative Parcel Map, Master Plan with Density Bonus, Affordable Housing / Disposition and Development Agreement, and Ground Lease, as shown in Exhibit C, attached hereto.

PASSED AND ADOPTED this 18th day of March, 2025.

John Stephens, Mayor

ATTEST:

Brenda Green
Brenda Green, City Clerk

APPROVED AS TO FORM:

Kimberly Hall Barlow, City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF COSTA MESA)

I, BRENDA GREEN, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing is the original of Resolution No. 2024-04 and was duly passed and adopted by the City Council of the City of Costa Mesa at a regular meeting held on the 18th day of March, 2025, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS: BULEY, GAMEROS, MARR, PETTIS, REYNOLDS, CHAVEZ, AND STEPHENS.

NOES: COUNCIL MEMBERS: NONE.

ABSENT: COUNCIL MEMBERS: NONE.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this 19th day of March, 2025.

Brenda Green
Brenda Green, City Clerk

EXHIBIT A

FINDINGS

A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(13) – "**Parcel Map Findings**" because:

Finding: The creation of the subdivision and related improvements is consistent with the general plan, any applicable specific plan, and this Zoning Code.

Facts in Support of Finding: The creation of the subdivision aligns with the General Plan by promoting residential development that meets the community's housing needs. Additionally, the subdivision complies with the local Zoning Code and State laws by conforming to established development regulations. Overall, this project supports the City's vision for balanced development and affordable senior housing.

Finding: The proposed use of the subdivision is compatible with the general plan.

Facts in Support of Finding: The proposed development aligns with the General Plan by addressing the critical need for affordable housing options for seniors within the community. Located in the 19 West Urban Plan area, this development promotes the City's goals of increasing residential density while enhancing accessibility to essential services and transportation. Furthermore, the project supports the General Plan's emphasis on creating inclusive neighborhoods, thereby fostering a supportive environment for vulnerable populations and contributing to the overall well-being of the community.

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

Facts in Support of Finding: The proposed development will be situated in an urbanized area, specifically on a portion of the existing Senior Center's asphalt parking lot. The site meets the minimum lot size requirement and is a typical shaped lot that can accommodate the building and necessary utilities. The soils are consistent with those of the existing Senior Center and nearby apartment building across West 19th Street, consisting of soil with no significant differences and/or known contaminants. There are no wildlife habitat or bodies of water on the site or nearby, further ensuring that the development will not result in substantial environmental damage. This strategic location allows for the efficient use of already developed land, minimizing the need for additional site disturbance and preserving green spaces elsewhere in the community. By repurposing this underutilized area, the project will enhance the functionality of

the Senior Center while providing much-needed affordable housing for seniors.

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

Facts in Support of Finding: The design of the proposed development thoughtfully considers the orientation of the lot, aligning in a manner that maximizes solar exposure, ensuring natural passive heating during colder months. Additionally, the layout incorporates an outdoor courtyard at the center of the development and green spaces to promote natural airflow and cooling, minimizing the need for artificial heating or air conditioning. This approach reflects the principles outlined in State Government Code section 66473.1.

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

Facts in Support of Finding: The proposed development has been designed to ensure that all existing public entity and utility rights-of-way and easements within the subdivision remain accessible and unobstructed. Coordination with utility providers and the City will be maintained throughout the development process to avoid any disruptions and ensure that essential services can continue to operate efficiently.

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

Facts in Support of Finding: The applicant has submitted a Preliminary Water Quality Management Plan (PQWMB), which demonstrates that the project will implement best management practices to effectively manage wastewater and prevent any violations of water quality standards.

B. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(5) "**Master Plan Findings**" because:

Finding: The master plan meets the broader goals of the General Plan, any applicable specific plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

Facts in Support of Finding: The proposed development is consistent with the broader goals of the General Plan by promoting housing opportunities, as specified in General Plan Land Use Policy LU-1.1, Housing Element Policies HOU-2.1, and Housing Element Policy 2-4. The project is designed to integrate

with the existing Senior Center, enhancing community services and accessibility, which supports the 19 West Urban Plan's emphasis on mixed-use development. Additionally, the design reflects high-quality architectural standards and thoughtful site planning that maintain the character and integrity of the surrounding residential and commercial areas. By prioritizing community amenities, the development fosters a sense of place while contributing to the overall livability of the highly urbanized environment.

Finding: The Master plan findings can be made for mixed-use development projects in the mixed-use overlay district identified in Chapter V, Article 11, mixed-use overlay district.

Facts in Support of Finding: The proposed development complies with the master plan findings outlined in Chapter V, Article 11 of the Mixed-Use Overlay District, which are further detailed in the following section.

Finding: As applicable to affordable multi-family housing developments, the project complies with the maximum density standards allowed pursuant to the general plan and provides affordable housing to low and very-low income households, as defined by the California Department of Housing and Community Development. The project includes long-term affordability covenants in compliance with State law.

Facts in Support of Finding: The proposed development of 69 units of affordable senior and permanent supportive housing complies with the General Plan's requirements by providing affordable housing to low and very-low-income households, as defined by the California Department of Housing and Community Development. While the 19 West Urban Plan does not establish specific density standards, the project adheres to the required Floor Area Ratio (FAR) guidelines, ensuring efficient use of the site. Of the 69 affordable units, 34 are set aside for seniors with incomes at or below 30% of the Area Median Income (AMI), while 35 units are designated for seniors with incomes at or below 60% of the AMI. Furthermore, all units will be guaranteed to remain affordable for a minimum of 55 years through the associated regulatory agreements.

C. The proposed project complies with Costa Mesa Municipal Code Section 13-83.53(c) - **Master Plan Findings for Mixed-Use Overlay District**" because:

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

Facts in Support of Finding: The proposed development is consistent with the General Plan and meets the purpose and intent of the mixed-use overlay district by integrating residential uses within the context of the existing Senior Center. This project not only provides much-needed housing for seniors but also complements

the area's revitalization goals by enhancing the mix of uses, promoting community amenities, and encouraging accessibility to nearby commercial services. Additionally, the development supports the urban plan's policies by maximizing site utilization without exceeding the capacity of the General Plan transportation system, ultimately attracting more residents and fostering a vibrant, mixed-use environment.

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

Facts in Support of Finding: The proposed development includes a variety of resident-serving amenities within both common and private open space areas. Ground-level amenities facing 19th Street will feature office spaces, a community room, media lounge, and a dog run, while the upper levels will offer an outdoor courtyard, fitness center, laundry room, and library, fostering a sense of community among residents. Although the project does not meet the minimum development lot open space requirement or the residential open space per dwelling unit, State density bonus law allows concessions, and therefore the project would not need to comply with these standards.

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

Facts in Support of Finding: The project includes STC-rated windows and sound insulation materials to effectively mitigate external noise, ensuring that residential interior noise levels remain within acceptable limits. Additionally, proper ventilation systems and landscaping buffers are incorporated to control odors from nearby commercial areas. Furthermore, the development adheres to environmental regulations that limit exposure to toxic emanations, while lighting design employs shielding and strategic placement to minimize light spill and glare.

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

Facts in Support of Finding: The project incorporates a minimum setback from adjacent commercial and residential properties, enhancing separation and reducing potential conflicts. Additionally, the design includes landscaping buffers, such as trees and shrubs, that provide natural screening to minimize visual impact and enhance privacy for residents. Structural features, including soundproofing measures and walls, further ensure that the residential environment remains comfortable and secure, effectively mitigating any adverse effects from surrounding

uses.

D.

The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(3) – **"Density Bonus and Concession or Incentive Findings"** because:

Finding: The request is consistent with State Government Code section 65915 et. seq. regarding density bonuses and other incentives, the general plan, any applicable specific plan, and Chapter IX special regulations, Article 4 density bonuses and other incentives.

Facts in Support of Finding: The proposed development of affordable senior and permanent supportive housing at 695 West 19th Street qualifies for five incentives and unlimited waivers or reductions of development standards, as it provides a 100 percent affordable housing development and is located within half a mile of a major transit stop. Excluding the manager's unit, 69 of the units will be available to seniors with income levels ranging from 30% to 60% of the Area Median Income (AMI), with 34 units designated for seniors experiencing homelessness and 35 units set aside for those at or below 60% of the AMI. The requested concessions, including a reduction of the open space requirement to approximately 5%, a residential open space reduction to approximately 169 SF per unit, a front setback reduction to 0'-6", and zero additional width for parking spaces adjacent to a column are necessary to ensure the project's feasibility while providing vital housing for low-income seniors. These concessions align with the goals of the General Plan, and the 19 West Urban Plan, promoting affordable housing development in a highly urbanized area.

Finding: The requested density bonus and incentive or concession constitute the minimum amount necessary to provide housing at the target rents or sale prices and/or a child-care facility.

Facts in Support of Finding: The requested density bonus and incentives for the proposed development constitutes the minimum necessary to provide affordable housing at target rents, as the project aims to serve a total of 70 units, exceeding the City's Housing Element Sites Inventory capacity for 60 units at the subject site. While the number of very low-income units has been slightly reduced to 34, the number of low-income units has significantly increased to 35. According to the applicant and including State and federal funding sourcing, the concessions are required to allow the below market rate project to feasibly proceed economically.

Finding: The granting of the incentive or concession is required in order to provide for affordable housing costs, as defined in Health and Safety Code section 50052.5 or for rents for the targeted units.

Facts in Support of Finding: The granting of the requested concessions is essential to the feasibility of the proposed 100% affordable senior residential

development, as these modifications enable the project to provide critical housing for low-income seniors in Costa Mesa within a project scope and budget that can achieve the minimum and competitive criteria to obtain applicable grant funding. Specifically, the reductions in open space and front setback requirements allow for enhanced amenities and more efficient use of space, ultimately ensuring that the project can deliver affordable rents consistent with Health and Safety Code section 50052.5.

Finding: The granting of the incentive or concession and/or the waiver or reduction of development standards does not have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Government Code section 65589.5 upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

Facts in Support of Finding: The proposed concessions support the community's health, safety, and physical environment by facilitating the addition of residential units in an urbanized area designated for such development, as outlined in the City's Housing Element and the applicable 19 West Urban Plan. These additional units will help achieve a better balance between jobs and housing, leveraging the proximity to schools, parks, retail centers, and employment opportunities. Moreover, the site is already surrounded by existing senior affordable residential apartments and can utilize existing infrastructure, ensuring that the development will not encroach on land reserved for open space. The reduction in open space, front yard setback and required parking space width adjacent to a structural column are not anticipated to result in impacts to public health, safety or the physical environment.

Finding: The granting of the incentive or concession and/or the waiver or reduction of development standards does not have an adverse impact on any real property that is listed in the California Register of Historical Resources.

Facts in Support of Finding: The proposed project is located on a site that is not listed in the California Register of Historical Resources and is neither adjacent to any such properties, ensuring that the granting of the requested incentives and concessions will not adversely impact any historically significant real property.

Pursuant to Senate Bill 166 [Government Code Section 65863], the "No Net Loss Law" was amended to ensure that housing development opportunities remain available throughout the housing element planning period to accommodate a jurisdiction's regional housing needs assessment (RHNA). One aspect of this amended legislation requires that "If the city approves a development of a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, it must either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet

RHNA by each income level [emphasis added] or identify and make available sufficient sites to accommodate the remaining unmet RHNA for each income category".

- The proposed Affordable Senior Housing project includes a total of 70 units, exceeding the City's Housing Element Sites Inventory capacity for 60 units for the subject site. However, according to the City's adopted Housing Element "Sites Analysis" (Appendix B), the Senior Center property is identified with providing 40 very-low-income units and 20 low-income units. The proposed Senior Housing affordable project includes 34 very low- income units and 35 low-income units, and therefore is deficient six very- low-income units. Although the development as proposed would be deficient very-low-income units (as specified in the City Housing Element "Sites Analysis"), the City's Housing Element proposes a 96 unit surplus of very- low income units beyond the required RHNA specified very-low income category and therefore a finding can be made that the City's adopted Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level.

E. California Environmental Quality Act

California Environmental Quality Act (CEQA) - Class 32 exemption applies to in-fill development projects (CEQA Guidelines §15332). A project can qualify for a Class 32 exemption if the proposed project: (1) is consistent with applicable General Plan designation and all general plan policies, as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five (5) acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare, or threatened species; (4) the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) the site can be adequately served by all required utilities and public services (CEQA Guidelines §15332). The project is consistent with General Plan policies and regulations. The subject site is situated in a "built-out" urbanized environment and spans 1.5 acres, encompassing a section of the existing developed Senior Center's asphalt parking lot. The subject site does not have any known habitat for endangered, threatened, or rare species of wildlife. Traffic, noise, air quality, and water quality assessments have been conducted to evaluate the potential impacts of the proposed development, and no significant impacts have been identified. In support of this conclusion, several assessments were conducted relative to traffic, air quality, water quality and noise. A summary of those assessments is provided below:

Traffic

The addition of 70 units represents a net increase in the number of residences in the area. Thus, the City's Transportation Division completed a trip generation analysis to compare the proposed 70-unit project with existing transportation conditions. The City requires a traffic impact analysis (TIA) for all development

projects that generate 50 or more net vehicle trips that end during a peak hour. The proposed project does not meet this threshold since the anticipated additional peak AM and PM hours will result in less than 50 vehicle trips (14 and 17.5 peak hour trips, respectively). Therefore, a TIA is not required. Based on this analysis, the Transportation Division concluded that there will be nominal traffic impacts from the proposed project and that traffic generated by the project can easily be accommodated within Costa Mesa's circulation network.

Air Quality

The residential use is also expected to have nominal air quality impacts due to its small-scale. The development will consist primarily of residential units, which typically generate lower emissions compared to larger commercial projects. Therefore, with less than 227 daily trips, the project's daily operational contributions to air quality impacts would be negligible. From a construction standpoint, potential air quality impacts are given more weight when being developed on a project site that is five acres or more (pursuant to the South Coast Air Quality Management District (SCAQMD)). In this case, the development site would be approximately 1.5 acres and it is relatively flat and will not require significant site grading. Because this site is significantly less than the SCAQMD threshold, it is reasonable to conclude that construction- related air quality impacts will be minimal and not raise to a level that would violate any State or local air quality standards. In addition, staff is not aware of any other construction activities off-site that are planned in the vicinity that would contribute to a cumulative air quality impact. Notwithstanding this, the project will be conditioned to incorporate measures to minimize emissions during construction and operation to ensure compliance with standards set by the SCAQMD.

Water Quality

The applicant has submitted a preliminary water quality management plan (PWQMP), which confirmed that there are no existing contamination plumes on the site or in the surrounding area. This plan also conceptually addresses how the project will filter/clean water originating from the site prior to its downstream release to ensure the project does not contribute to a deceased level of water quality. Because of the measures that will be implemented, the project is not anticipated to have an adverse water quality impact. To ensure compliance with applicable water quality standards, the project will be conditioned to provide a final WQMP for City approval prior to issuance of permits and all WQMP structural and non-structural best management practices will be implemented prior to building permit final.

Noise

From a noise perspective, the applicant submitted a study demonstrating that it will comply with the requirements of the City's Noise Ordinance. In addition, and although not subject to CEQA compliance, the submitted noise study confirms that future residential interior noise levels will not exceed 45 CNEL when using complete window assemblies (including both glass and frames). Exterior project noise levels will also not exceed the 65 CNEL limit. As a result, community noise is not expected to adversely affect future residents of the project.

Lastly, the Public Works Department and utility companies have reviewed the proposed development and found that it can be adequately served by all required utilities and public services. Consequently, it can be determined that the project can be exempted from further CEQA action under the Class 32 exemption.

EXHIBIT B

RECOMMENDED CONDITIONS OF APPROVAL

Plng. 1. Approval of the Tentative Parcel Map, Master Plan, and Density Bonus is valid for two (2) years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official; 2) a certificate of occupancy has been issued. A time extension can be requested no less than thirty (30) days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29(k)(6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.

2. The 70-unit project shall consist of one unrestricted manager's unit and 69 income-restricted senior affordable units made up of 34 very-low-income qualifying households and 35 low-income qualifying households pursuant to the County of Orange Median Family Income (MFI) levels in accordance with Section 42(g) of the Internal Revenue Code (IRC) as published from time to time by California Tax Credit Allocation Committee (TCAC). Approval of fewer units may be permitted subject to the approval by the Director of Economic and Development Services, subject to consistency with the City's Housing Element, and any applicable State law. City approval of modification to the approved ground lease and/or affordable housing regulatory agreements may also be required.

3. Prior to issuance of a grading permit, the applicant and City shall enter into a ground lease having a minimum term of 99 years and the term of affordability covenants shall be co-extensive with the lease term.

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

enforcing the indemnification provisions set forth in this section.

5. If any section, division, sentence, clause, phrase or portic of this resolution is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.
6. 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.
7. The project is subject to compliance with all applicable Federal, State, and local laws. A copy of the applicable Costa Mesa Municipal Code requirements has been forwarded to the Applicant and, where applicable, the Authorized Agent, for reference.
8. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
9. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.
10. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process or a variance, or in the requirement to modify the construction to reflect the approved plans.
11. The project shall be limited to the type of building as described in this staff report and in the attached plans. Any change in the use, size, or design shall require review by the Planning Division and may require an amendment to the Master Plan.
12. The Master Plan herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more and may be referred to the Planning Commission and/or City Council for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or it, in the opinion of the Economic and Development Services Director or designee, any of the findings upon which the approval was based are no longer applicable.

Bldg. 13. All noise-generating construction activities shall be limited to 7 a.m. to 7

p.m. Monday through Friday and 9 a.m. to 6 p.m. on Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. Limited construction activities may be permitted at other times to prevent operational impacts to the Senior Center subject to approval of the Economic and Development Service Director or designee.

14. Prior to issuance of a building permit, the City's Building and Fire Departments shall review the proposed development plans to determine compliance with all building and safety and fire codes, and to ensure safety, suitable occupancy and the necessary occupant ingress and egress.

15. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time.
16. Comply with the requirements of the adopted California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, California Energy Code, and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa at the time of plan submittal or permit issuance. Requirements for accessibility to sites, facilities, buildings, and elements by individuals with disability shall comply with Chapter 11A and 11B of the California Building Code.
17. If soil contamination exists, then remediation plans shall be submitted to both the Building Division and the County of Orange for review, approval and issuing a permit. Building permit(s) shall not be issued until the soil is certified as clean and usable by a Soil's Engineer.
18. Maximum allowable area of building shall be determined in accordance with the applicable provisions of California Building Code sec. 506.2
19. Construction/ improvements that encroach within Public Utility Easements shall require written approvals from the utility companies associated with that easement.
20. The ground adjacent immediately to the foundation shall be sloped away from the building at a slope of not less than 5% for a minimum distance of 10 feet measured perpendicular to the face of the wall CBC sec. 1804.3. See also exception. ii- On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent California Building Code sec. 1808.7.4 i- On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. California Residential Code CRC 403.1.7.3 ii- Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the

first 10 feet. CRC R401.3

21. At any stage of project construction, any parking spaces that are removed on-site must be replaced at off-site locations at a minimum one-to-one basis. Additionally, throughout the development process, the applicant shall use reasonable efforts to minimize the impact of construction on the eight parking stalls in front of the Senior Center. These stalls will be designated as ADA-compliant in accordance with the Westside Costa Mesa Senior Construction Parking Management Plan.
22. At any stage of construction, subcontractors will be restricted to parking within the footprint of the construction site or designated locations, ensuring that no parking occurs in the surrounding residential neighborhood, in accordance with the Westside Costa Mesa Senior Construction Parking Management Plan.
23. The developer shall designate a staff member from their team to serve as a liaison with the community during the construction period. This liaison will be responsible for addressing any questions, comments, or concerns, as outlined in the Westside Costa Mesa Senior Construction Parking Management Plan.
24. The Westside Costa Mesa Senior Construction Parking Management Plan acknowledges that adjustments may be necessary as new information arises before and during the construction period. The construction management plan shall remain dynamic and flexible to effectively address the evolving needs of the City and the senior community throughout the duration of the project.
25. Prior to final inspection or Certificate of Occupancy (C of O), the applicant shall submit for approval to the City of Costa Mesa's Director of Economic and Development Services a Parking Management Plan prepared by a California-licensed traffic engineer with experience in the field of parking and, more specifically, the preparation of parking management plans that establish a shared parking arrangement that will meet the parking needs of the residents, guests, employees/contractors, and potential residents of the senior affordable residential building and of the City of Costa Mesa Senior Center, including during the Senior Center's publicized regular operating hours, and during special events.. If the parking demand is anticipated to exceed 40 spaces for special events, the applicant shall submit a Special Use Permit to the City for review and approval.

    In addition to the above, at a minimum, the Parking Management Plan shall also include:

    - Provisions that the senior affordable residential building shall provide a maximum of 40 parking spaces within the podium parking structure to accommodate daily operations for residents, staff, deliveries and visitors of the senior affordable residential development.

    - Registration of all tenant vehicles to be parked within the footprint

of the senior affordable residential building;

- Issuance of a parking sticker or similar authorization to be displayed for tenant vehicles parked within the footprint of the senior affordable residential building;
- Provisions prohibiting the use of assigned parking spaces for storage purposes other than an operational vehicle;
- Provisions to timely remove vehicles deemed to be abandoned from the property;
- Provisions that stipulate that any tenant vehicle not parked in its assigned space is subject to immediate towing; and if permitted by applicable law, during the Senior Center's publicized regular operating hours and during Senior Center special events, the eight accessible parking spaces located on the parcel containing the City of Costa Mesa Senior Center shall be reserved for the exclusive use of the Senior Center.
- Provisions that require the applicant to submit a Special Use Permit to the City for review and approval for any planned event at the senior residential building that is outside of usual or ordinary operations and is anticipated to require the use of more than 40 parking spaces.

The City-approved Parking Management Plan, may be administratively amended from time-to-time by the City of Costa Mesa's Director of Economic and Development Services to the extent required to address identifiable, recurring, and documented parking and/or circulation issues that have not been addressed by the lessee or their designee following written notice of such issues to the lessee or their designee and the expiration of not less than a 60-day cure period, and shall be implemented by the lessee or their designee for the life of the leasehold interest in the subject property (unless the lessee or their designee and the City of Costa Mesa's Director of Economic and Development Services agree on an alternate solution and further amend the Parking Management Plan. If mutually determined by the lessee or their designee and the City of Costa Mesa's Director of Economic and Development Services, additional parking shall be provided via off-site parking or other parking mitigation measure, including, to the extent financially feasible and if no alternative parking mitigation measure is available or sufficient, valet parking. In no case shall future amendments to the Parking Management Plan reduce the total approved number of parking spaces available for the affordable senior center residential building and the City of Costa Mesa Senior Center.

PRIOR TO ISSUANCE OF A DEMOLITION OR GRADING PERMIT

Plng. 1. Demolition permits for existing structure(s) shall be obtained and all work and inspections completed prior to final building inspections. Applicant is

notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.

2. SCAQMD Rule 403 shall be adhered to and ensure the cleanup 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 sources. Particulate matter deposits on public roadways are also prohibited.
3. All construction contractors shall comply with South Coast Air Quality Management District (SCAQMD) regulations, including Rule 403, Fugitive Dust. All grading (regardless of acreage) shall apply best available control measures for fugitive dust in accordance with Rule 403. To ensure that the project is in full compliance with applicable SCAQMD dust regulations and that there is no nuisance impact off the site, the contractor would implement each of the following:
    - Moisten soil not more than 15 minutes prior to moving soil or conduct whatever watering is necessary to prevent visible dust emissions from exceeding 100 feet in any direction.
    - Apply chemical stabilizers to disturbed surface areas (completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface.
    - Water excavated soil piles hourly or covered with temporary coverings.
    - Water exposed surfaces at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.
    - Wash mud-covered tired and under-carriages of trucks leaving construction sites.
    - Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing project sites.
    - Securely cover loads with a tight fitting tarp on any truck leaving the construction sites to dispose of debris.
    - Cease grading during period when winds exceed 25 miles per hour.
4. Adequate watering techniques shall be employed to partially mitigate the impact of construction–generated dust particulates. 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.
5. Grading operations shall be suspended during first and second stage ozone episodes or when winds exceed 25 mph.
6. Prior to issuance of grading permits, developer shall identify to the

Development Services Director or designee 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.

7. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate senior center operations and neighborhood disruption during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager.
8. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading as well as the appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final written report, subject to review by the City of Costa Mesa Building official prior to issuance of grading permits.
9. Prior to issuance of grading permits, the developer shall conduct at least two in-person community meetings with members/users and staff of the Senior Center and affected neighbors. The second meeting shall be held four months prior to issuance of grading permits. The purpose of these meetings is to:
    - Identify and understand potential impacts of the proposed development on Senior Center operations;
    - Gather input from Senior Center users and affected neighbors regarding their concerns and needs related to the construction process;
    - Discuss and identify method of stakeholders and interested public preferred methods of receiving project information updates and frequencies (e.g. website, flyers, text alerts, social media, etc.);
    - Ensure project information updates and materials are translated into Spanish to reach a broader audience;
    - Discuss that during any stage of the construction process, any parking removed on-site will be replaced at off-site locations on a one-to-one basis, ensuring that the number of the replacement parking is consistent with the spaces being displaced.
    - Discuss and identify off-site parking locations, along with the proposed shuttle and valet services to ensure accessibility for Senior Center users;
    - Discuss and identify specific Senior Center activities and programming that can be consistently hosted at the new

residential development for a specified number of years after building occupancy; and

- Develop and present solutions to effectively mitigate disruptions, ensuring minimal impact on the daily activities and services of the Senior Center and affected neighbors.

The developer shall document the feedback received and respond within a reasonable timeframe to any questions or concerns, including, if warranted, outlining proposed solutions. The developer shall provide copies of any such correspondence to the Director of Economic & Development Services.

Bldg. 10. Prior to the Building Division (AQMD) issuing a demolition permit contact South Coast Air Quality Management District located at: 21865 Copley Dr. Diamond Bar, CA 91765-4178 Tel: 909- 396-2000 Or Visit their web site http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381 The Building Div. will not issue a demolition permit until an Identification no. is provided by AQMD.

11. Prior to the issuance of grading permits, submit a precise grading plan, an erosion control plan and a hydrology study. A precise grading plan shall not be required if any of the following are met: (1) An excavation which does not exceed 50 CY on any one site and which is less than 2 ft in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area); (2) A fill less than 1 foot in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course; and (3) A fill less than 3 ft in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course. Prior to issuing the Building permit, the rough grading certificate shall be submitted to the Building Division.

12. Prior to the issuance of grading permits, submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.

Plng. 13. Prior to the issuance of grading permits, the developer shall submit a comprehensive Wayfinding Plan for all temporary construction related off-site parking locations for senior center operations, designed to inform seniors about shuttle schedules, contact information, service frequencies, hours of operations, etc. Signage shall be clearly visible, easy to read, and strategically placed to ensure accessibility for all seniors.

Plng. 14. Prior to the issuance of grading permits, the developer shall have entered into with the City an Affordable Housing/Disposition and Development Agreement ("AH/DDA"), and a Ground Lease and Regulatory Agreement substantially in the forms attached to the AH/DDA.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

Plng.	1.	Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
Bldg.	2.	Comply with the requirements of the adopted California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, California Energy Code, and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa at the time of plan submittal or permit issuance. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the California Building Code. A change of occupancy shall require compliance with the Disabled access requirements of chapter 11B of the California Building Code.
Bldg.	3.	Plans shall be prepared under the supervision of a registered California Architect or Engineer. Plan shall be stamped and signed by the registered California Architect or Engineer.
Fire	4.	Comply with the requirements of the 2022 California Fire Code, including the reference standards, as adopted and amended by Costa Mesa Fire & Rescue.
Bus. Lic.	5.	All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
	6.	Business license shall be obtained prior to the initiation of the business.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

Plng.	1.	Prior to issuance of building permits, the applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
	2.	The conditions of approval and ordinance or code provisions of the Master Plan shall be blueprinted on the face of the site plan as part of the plan check submittal package.
Trans	3.	The applicant shall submit a Traffic Impact Fee to the Transportation Division prior to issuance of building permits to fulfill mitigation of off-site traffic impacts. The fee is required in an amount determined by the Transportation Division pursuant to the prevailing schedule of charges adopted by the City Council. The fee is calculated based on the average daily trip generation rate of 3.24 trip ends per dwelling unit for the proposed project. At the current rate, the estimated Traffic Impact Fee is

$50,525. NOTE: The fee will be recalculated at the time of issuance of building permits and based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

4. Comply with the requirements of the latest edition of the California Building Code, California Residential Code, California Electrical Code, California Mechanical Code , California Plumbing Code , California Green Building Standards Code and California Energy Code (or the applicable adopted California Building Code, California Residential Code California Electrical Code, California Mechanical Code California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.

Plng. 5. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.

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

7. Existing mature trees shall be retained wherever possible. Should it be necessary to remove existing trees, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. If possible, replacement trees shall be of a size consistent with trees to be removed and required on a 1:1 basis. This requirement shall be completed under the direction of the Planning Division.

8. Subject to exceptions to allow for ADA paths of travel or other specific purposes identified by the applicant's landscape architect, all landscaped areas shall be separated from paved vehicular areas by 6" high continuous Portland Cement Concrete curbing.

9. The landscaping of this project shall comply with the City's landscaping requirements and any applicable guidelines (i.e. Water Efficient Landscape Guidelines). The final landscape plan shall meet tree count, tree selection, shrub count, groundcover and turf requirements per the City's Zoning Code.

10. Prior to issuance of building permits, a final landscape plan indicating the landscape palette and the design/material of paved areas shall be submitted for review and approval by the Planning Division. The driveway entrances shall also be enhanced with pervious pavers, colored concrete, or other treatment to the satisfaction of the Development Services Director.

11. Prior to the issuance of a building permit, the applicant shall install permanent physical barriers such as bollards, guardrails, fences, or raised curbs and concrete wheel stops at the front edge of all open parking spaces adjacent to sidewalks. Concrete wheel stops shall be installed 2'-0" from the front edge of open parking spaces, or where applicable, landscape

planters shall be increased 2'-0" in depth to allow curbing to serve as a wheel stop. These barriers shall be designed and placed to prevent vehicle overhang from encroaching into the project walkways and public sidewalk areas, and shall comply with all accessibility standards. The design, materials, and placement shall be subject to the review and approval of the City Engineer and Planning Division to ensure compatibility with the residential building's architecture and surrounding streetscape.

12. Prior to final inspection or Certificate of Occupancy (C of O), the owner

shall provide proof of a recorded agreement between Jamboree Housing Corporation and City of Costa Mesa for reciprocal access and shared parking. The agreement shall provide for a combined total of 133 parking spaces. The agreement shall require that shared parking spaces are maintained free and clear of any obstructions. The applicant shall prepare and submit the agreement for approval to the Development Services Director and the City Attorney's Office. The Development Services Director is authorized to approve modifications to the shared parking agreement, including but not limited to authorizing the use of other shared parking sites, if he/she finds that the modification is in substantial conformance with the intent of this condition.

13. The material for the shared driveway shall be permeable interlocking pavers.
14. The applicant shall provide for a bicycle rack on the property, based on locational and capacity approval from Planning and Transportation Services, to allow for parking credit of one standard parking space. A greater amount of bicycle racks and bicycle lockers can be provided upon approval of the Planning Division.
15. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted. This condition relates to visually prominent features of scuppers or downspouts that not only detract from the architecture but may be spilling water from overhead without an integrated gutter system which would typically channel the rainwater from the scupper/downspout to the ground. An integrated downspout/gutter system which is painted to match the building would comply with the condition. This condition shall be completed under the direction of the Planning Division.
16. Prior to the issuance of Building Permits, the Applicant shall submit a Lighting Plan and Photometric Study for the approval of the City's Development Services Department. The Lighting Plan shall demonstrate compliance with the following: (a) 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 deemed necessary for safety and security purposes on site; and (b) Glare shields may be required for select light standards.
17. Applicant shall secure the premises with appropriate security lighting and employee inspection of adjacent areas under which applicant has control, to prevent trash, graffiti and littering. Any lighting under the control of applicant shall be directed in such a manner so as not to unreasonable interfere with the quiet enjoyment of nearby residences. Applicant shall further provide adequate lighting above the entrance to the premises sufficient in intensity to make visible the identity and actions of all persons entering and leaving the premise.
18. The applicant shall work with any utility agencies' right-of-way areas and/or easements related to any overhead power lines, and receive clearance prior to issuance of building permits.

19. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas either within the garages or within the side year areas (behind fences).
20. All on-site utility services shall be installed underground or on the roof (e.g., satellite dishes), in which case such utility services shall be obscured from view.
21. On-site lighting shall be provided in all parking areas, vehicular access ways, and along major walkways. The lighting shall be directed onto driveways and walkways within the project and away from dwelling units and adjacent properties to minimize light and glare impacts and shall be of a type approved by the Development Services Director.
22. The parking area and pedestrian paths shall be equipped with lighting of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons on or about the site.
23. Transformers, backflow preventers, and any other approved above- ground utility improvement shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
24. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
25. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
26. The applicant shall maintain free of litter all areas of the premises under which applicant has control, including any use of off-site valet and shuttle parking lots.
27. Truck Deliveries shall not occur anytime between the hours of 8:00 p. m. and 7:00 a.m; provided that special deliveries or staging (e.g., import/export) will occur prior to 7:00 a.m. to avoid disruptions in traffic.
28. The applicant shall submit a detailed block wall plan for review. The location and heights of block walls shall comply with Code requirements, as well as any visibility standards for traffic safety related to ingress and egress.

29. Prior to issuance of building permits, the Developer shall pay a park impact fee or dedicate parkland to meet the demands of the proposed development.

Fire

30. Prior to issuance of a building permit, the City's Building and Fire Departments shall review the proposed development plans to determine compliance with all building, safety, and fire codes, and to ensure safety, suitable occupancy, and the necessary occupant ingress and egress. The applicant shall submit and have approved by the Fire Department an Emergency Access Plan, which identifies and locates all Knox Boxes, Knox

key switches and Click2Enter radio access control receivers. Said plan shall be incorporated into the plan set for building permits.

PRIOR TO FINAL INSPECTION/OCCUPANCY

Plng.	1.	The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
	2.	Prior to final inspection or Certificate of Occupancy (C of O) the applicant shall provide a scaled and dimensioned digital site plan(s) for the project site, on either a CD or thumb drive, to the Planning Division. All site plans shall include an accurate and precise drawing of all building footprints and property line locations for the entire project site. All buildings shall be annotated with its corresponding address and suites if applicable.
	3.	Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance. Only canopy trees shall be planted within the development and public right-of-way; palm trees shall not be used.
	4.	Prior to final building inspection, a bicycle rack shall be installed in a location such that it is functional, accessible, and visible to the user. The placement must ensure that parked bicycles do not interfere with vehicle circulation or encroach upon an ADA-compliant walkway or sidewalk, maintaining clear and unobstructed pedestrian access.
	5.	All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy, and utility releases will not be granted until all such licenses have been obtained.
Trans	6.	Prior to final inspection or Certificate of Occupancy (C of O) the applicant shall submit a detailed plan to Public Works restricting left turns into the development, by extending the existing median on West 19th Street 10 feet to the east.
Trans	7.	All parking spaces shall conform with the City of Costa Mesa Parking Design Standards unless otherwise approved.
Plng.	8.	The applicant shall submit an internal sign plan that ensures compatibility between the residential development and the existing Senior Center site.

TENTATIVE PARCEL MAP

Plng.	1.	Unless determined otherwise by the Economic and Development Service Director or designee, building and grading permits shall not be issued until proof that a final parcel map has been recorded with the County of Orange.
	2.	The applicant shall show proof of compliance with all applicable conditions of approval prior to recordation of the final map. This condition shall be completed under the direction of the Planning Staff.

Eng.

3. The Parcel shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (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.
4. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Tract Map.
5. The Subdivider's engineers shall furnish the Engineering Division a storm

runoff study to the City of Costa Mesa showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site. This study to be furnished with the first submittal of the Final Parcel Map. Unless otherwise authorized by the City, cross lot drainage shall not occur.

6. In order to comply with the latest DAMP, the proposed Project shall prepare a Water Quality Management Plan conforming to the Current National Pollution Discharge Elimination System (NPDES) and the Model WQMP, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the City of Costa Mesa Engineering Divisions for review and approval. A WQMP (Priority or Non-Priority) shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to. Location of BMPs shall not be within the public right-of-way.
7. As approved by the City Engineer, the maintenance of the private on-site drainage facilities, BMPs, parkway culverts and other common areas shall be transferred to the lessee and said lessee shall indemnify and hold harmless the City of Costa Mesa 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 of Costa Mesa the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.
8. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information. Water system improvements shall meet the approval of Mesa Water District; call (949) 631-1200 for information.
9. Prior to recordation of a Final Parcel Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
10. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
11. The elevations shown on all plans shall be on Orange County benchmark datum.
12. Prior to recordation of a Final Parcel Map, the subdivider shall submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.
13. 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.
14. Prior to occupancy, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File, reproducible mylar of the recorded Parcel

Map, and approved off-site plan and nine copies of the recorded Parcel Map.

15. The Final Parcel Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.M.M.C. Section 13-231.3.
16. A current copy of title and preliminary title shall be submitted to the Engineering Division with the first submittal of the Final Parcel Map.
17. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb, sidewalk and landscape per City of Costa Mesa Standard Drawings and Streetscape and Median Development Standards.
18. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then modify landscaped median located in West 19th Street as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager.
19. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approach 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.
20. Submit for approval to the City of Costa Mesa, Engineering Division, Street Improvement and Storm Drain Plans, that show Sewer and Water Improvements, prepared by a Civil Engineer.
21. Prior to recordation of a Final Parcel 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.

SPECIAL DISTRICT REQUIREMENTS

AQMD 1. Prior to the Building Division (AQMD) issuing a demolition permit, contact South Coast Air Quality Management District located at:
21865 Copley Dr
Diamond Bar, CA 91765-4178
Tel: 909-396-2000
OR
Visit their web site:
http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381
The Building Division will not issue a demolition permit until an identification number is provided by AQMD.

Sani. 2. It is recommended that the developer contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.

Water 3. Applicant is reminded that additional conditions of development may be imposed by Mesa Consolidated Water District (949) 631-1200 and/or other serving utilities. Subject to approval by the board of directors, Mesa Consolidated Water District may require payment of a developer impact

fee prior to installation of water service or construction of required master plan facilities.

Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District.

School 4. Pay applicable Newport Mesa Unified School District fees to the Building Division prior to issuance of building permits.

CDFA 5. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at 1-888-4FIREANT for information.

EXHIBIT C