

Response to Draft Conditions of Approval

AUG 23 2010

Dated August 10, 2010

Dept. of Planning
& Building

1 (a) *An at-grade pedestrian connection with ADA access, shall be provided on-site along the west property line to connect to a future at grade bridge across the railroad tracks and flood control channel to the property to the west. The access point shall be a minimum of 10 feet wide and be located along the west property line approximately 655 feet north of Edinger Avenue. The on-site pedestrian connection shall be blocked from access until such time as an on-grade bridge is constructed and completed.*

Costco Response:

Although Costco agrees with the concept of pedestrian connectivity, we maintain serious safety concerns about Staff's proposed location. The proposed location would include a mid-block, at-grade railroad crossing which can be dangerous; as well as introduce pedestrian traffic to the back or service-end of the Costco building. This area is primarily used for vehicle circulation and the conflict between vehicle circulation and pedestrian circulation is a concern.

1 (c) *Revise the proposed circulation and traffic pattern in the drive aisle immediately north of the existing parking structure so that it remains a two-way drive aisle. Accordingly, the proposed angled parking should be revised to angle toward westbound traffic or be revised to 90 degree stalls with proper back-up space.*

Costco Response:

The parking north of the City parking garage was angled to the west to make it more conducive to Costco members, rather than patrons of the theatre and restaurants to the East. This is an attempt by our design team to differentiate Costco parking from the remaining shared parking without creating physical barriers. This parking is not included as "shared parking" in the Shared Parking Analysis submitted by the Landlord. The drive was modified from two way to one-way to further discourage use of this parking field by patrons not shopping at Costco and avoid awkward turning movements from motorist traveling westbound trying to park in stalls angled to the west. Therefore, we respectfully request that this condition be eliminated from the Conditions of Approval for the project.

1 (d) *Revise the site plan to add a minimum five foot wide pedestrian connection near the northwest corner of the Costco building across the parking lot to Center Avenue. The applicant shall make every effort to obtain approval for this parking lot modification through Southern California Edison (SCE), however, the connection shall not be required if SCE does not grant approval.*

Costco Response:

Costco agrees with Staffs intent of creating pedestrian linkages and connections throughout the Center in order to achieve a pedestrian friendly, integrated mixed-use center. Costco has provided a 10-foot wide pedestrian connection with amenities to match the existing Bella Terra between the Costco entrance and the adjacent Center to the East. However, given the constraints imposed by SCE for pole safety and access, the minimum landscape requirements and the size of the parcel, an additional pedestrian path cannot be accommodated without eliminating parking spaces thereby rendering the project out of compliance with City Code. Therefore, we respectfully request that this condition be eliminated from the Conditions of Approval for the project.

- 1 (n) *Revise the building elevations to eliminate the red stripe on the south and west walls and minimize the red stripe on the north and east walls.*

Costco Response:

This is inconsistent with the Design Review Board's recommendations. This was discussed at the DRB meeting on July 27th and the DRB members clearly stated that they had no opposition to the red stripe on the building. The red strip is part of Costco's corporate identification and branding. It is an integral part of the building. However, to be sensitive to Staff's concern, the revised elevations, dated August 9, 2010, eliminate portions of the red stripe along the Tire Center (east elevation) and of at low central parapet area (with three trees in front of it) on north elevation in order to break up its appearance. Therefore, we respectfully request that this condition be eliminated from the Conditions of Approval for the project.

- 1(o) *Revise the gas station canopy to include a cornice element or some other roof embellishment to enhance the architectural quality.*

Costco Response:

This is inconsistent with the Design Review Board's recommendations. This was discussed at the DRB meeting on July 27th and the determination was that given the relatively small height of the canopy fascia it would look best to not provide a cornice or other embellishment. Therefore, we respectfully request that this condition be eliminated from the Conditions of Approval for the project.

7. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, utilities cannot be released (for the first residential unit), and a Certificate of Occupancy cannot be issued until the following has been completed:

- a. *Evidence of LEED Silver Certification for the 154,113 square foot Costco building and for a minimum 1,000 square foot building on The Village at Bella Terra Mixed-Use site is provided to the Planning and Building Department.*

Costco Response:

See letter to Planning Commission dated August 2, 2010 regarding Costco's position LEED certification. We respectfully request that 7(a) be eliminated and 7(b) be included as follows:

- b. ~~In addition to the structures to be LEED Silver certified,~~ The project shall incorporate sustainable or "green" building practices into the design of all other proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).

