

ATTACHMENT 1

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. Approval of Planning Application PA-05-36 is valid for a period of one (1) year and Vesting Tract Map T-16937 is valid for a period of two (2) years and will expire at the end of their respective periods unless building permits and/or recordation of the map is obtained and construction commences, or the applicant applies for and is granted an extension of time by the Costa Mesa Planning Commission.
 2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
 3. Development shall comply with all requirements of Section 13-32 and Chapter V, Article 2, of Title 13 of the Costa Mesa Municipal Code relating to development standards for residential projects.
 4. Pay park fee prior to submittal of the final tract map to City Council approval of tract map for recordation. Applicable fee shall be that fee in effect at the time building permits are issued.
 5. Proof of recordation of the tract map shall be submitted prior to issuance of building permits. Per the provisions of the State's Subdivision Map Act, the model homes shall be excepted from this request.
 6. Minimum garage door widths shall be 16 feet.
 7. All garages shall be provided with automatic garage door openers.
 8. A minimum 20-foot by 20-foot clear interior dimension shall be provided for all garages.
 9. The paving under required covered parking spaces shall be Portland Cement Concrete (PCC).
 10. Open parking stalls, except in driveways leading to garages, shall be double-striped in accordance with City Standards.
 11. All landscaped areas shall be separated from paved vehicular areas by 6-inch high continuous Portland Cement Concrete (PCC) curbing.
 12. Included in the required CC&Rs shall be a provision that will permit the installation of solar heating systems, subject to applicable zoning district requirements, the Uniform Building Code, and associated ordinances, and reasonable architectural review by the project's architectural review committee
 13. The CC&Rs shall include a provision as to use and maintenance of all guest parking spaces, driveways and common open spaces.
 14. The CC&Rs shall include a provision requiring residents park within the garages.
 15. The CC&Rs shall include a provision prohibiting trash collection within the public right-of-way, limiting each dwelling unit to a

- maximum of two (2) trash containers, and delineating where trash containers may be stored so that they are screened from on-and off-site views and do not interfere with the required vehicle storage area.
16. CC&Rs and articles of incorporation and bylaws for the homeowners association shall be reviewed and approved by both the Planning Division and the Department of Real Estate (DRE) prior to recordation. (DRE review not required for projects containing four or fewer units.) CC&Rs shall include provisions as required in Costa Mesa municipal Code Section 13-41, as well as applicable conditions of approval and code requirements. The applicant shall provide the Planning Division proof of review and approval of the CC&Rs by the DRE prior to recordation. A copy of the recorded CC&Rs shall be submitted to the Planning Division prior to the release of utilities for the units.
 17. All on-site utility services shall be installed underground.
 18. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation vault, wall cabinet, or wall box under the direction of the Planning Division.
 19. Five (5) sets of detailed landscape and irrigation plans shall be required as part of the project plan check review and approval process. Three (3) sets shall be provided to the representative water agency and two (2) set shall be submitted to the Planning Division for review. Plans shall be approved by the water agency with two (2) approved sets forwarded by the applicant to the Planning Division for final approval prior to issuance of building permits.
 20. Two (2) sets of landscape and irrigation plans, approved by both the water agency **and** the Planning Division, shall be attached to two of the final building plan sets.
 21. Landscape and irrigation plans shall meet the requirements set forth in Costa Mesa Municipal Code Sections 13-103 through 13-108 as well as irrigation requirements set forth by the water agency. Consult with the representative water agency. Mesa Consolidated Water District, Ray Barela (949) 631-1291.
 22. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
 23. In compliance with the City's mitigation monitoring program, the applicant shall submit a compliance report to the Planning Division along with plans for plan check, that lists each mitigation measure and states when and how the mitigation measures are to be met.
 24. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and final releases will not be granted until all such licenses have been obtained.
- Bus.
Lic.

- | | | |
|--------|-----|---|
| Bldg. | 25. | Comply with the requirements of the uniform Building Code as to design and construction and CCR Title 24 pertaining to "Disabled Access Regulations". |
| Parks | 26. | Street trees along the landscape frontage shall meet with the approval of the Parks and Parkways Division, if required. |
| Pkwys. | 27. | Close off existing access road, Shelly Circle, at Harbor Boulevard by constructing full-height curb and gutter, sidewalk, and bicycle trail, including compatible landscape material within the public right-of-way. |
| Trans. | 28. | Widen the northwest corner of Harbor Boulevard/Fair Drive intersection by reconstruction of curb return to accommodate right turning movements for large vehicles. Relocate traffic signal and related components as necessary. Contact Transportation Services Division at (714) 754-5335 for additional information on traffic signal requirements. |
| | 29. | Provide 25-foot minimum distance from far side of drive aisle for all parking spaces to provide adequate space for turning movements. |
| | 30. | Submit detail of entry drive and gate design. Provide sufficient turnaround area for vehicles unable to gain access including trucks and other delivery vehicles. |
| | 31. | Construct commercial drive approach on Harbor Boulevard with a "half-height" curb to allow for emergency vehicle access at the northern portion of the site. Also reconstruct the sidewalk and bicycle trail within the emergency vehicle access drive area to commercial driveway standards, and provide adequate load bearing material across remainder of driveway. Coordinate final design with the Costa Mesa Fire Department. |
| | 32. | Rededicate sufficient right-of-way to accommodate any modifications to the alignment of the bicycle trail. |
| Fire | 33. | Provide on-site Class A fire hydrants to be located as indicated by the Fire Department. All hydrants required shall be installed and operable prior to the initiation of combustible construction. |
| | 34. | Water improvement plans shall be approved by the Fire Department. |
| | 35. | Access consisting of a minimum 20-foot wide roadway capable of supporting fire apparatus shall be maintained to all fire hydrants from the time that the hydrants are placed into service. Special consideration shall be given to maintaining the integrity of such roadways during periods of inclement weather. |
| | 36. | Provide "blue dot" reflective markers for all on-site fire hydrants. |
| | 37. | Provide approved smoke detectors to be installed in accordance with the 2001 Edition of the Uniform Fire Code. |
| | 38. | Proof of recordation of an easement for the fire access shall be provided prior to the release of building permits. |

SPECIAL DISTRICT REQUIREMENTS

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

- Sani. 1. It is recommended that the developer contact the Costa Mesa Sanitary District at (949) 645-8400 to obtain Sanitary District requirements.
- AQMD 2. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by the district.
- School 3. Pay applicable Newport Mesa Unified School District fees to the Building Division prior to issuance of building permits.
- Fish & Game 4. Applicant shall submit a check to the Planning Division for an environmental handling fee of \$38.00 made payable to the county clerk-recorder within seven (7) days of project approval. **Approval of this project will not be vested or final until the filing fee (required under section 711.4 of the Fish and Game Code) has been paid.[PRC 21089(b)].**
- State 5. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.