



CITY COUNCIL AGENDA REPORT

MEETING DATE: MAY 1, 2012

ITEM NUMBER:

SUBJECT: GENERAL PLAN AMENDMENT GP-11-03 / PLANNING APPLICATION PA-11-27 / TENTATIVE PARCEL MAP 12-104 FOR A FOUR-UNIT RESIDENTIAL DEVELOPMENT FOR OWNERSHIP AT 743 W. 20TH STREET

DATE: APRIL 19, 2012

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MINOO ASHABI, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, AIA (714) 754-5610,
minoo.ashabi@costamesaca.gov

RECOMMENDATION

Pursuant to the Planning Commission's recommendation, approve General Plan Amendment GP 11-03, Planning Application PA-11-27, and Tentative Parcel Map 12-104, subject to conditions.

Project Description

The proposed project involves the development of a 4-unit single family detached development on a 0.195-acre site located at the southeast corner of the Wallace Ave. and 20th Street in the City of Costa Mesa. The project includes the following:

- **General Plan Amendment GP-11-03** to allow an exception in the General Plan to permit "rounding up" the maximum allowable density, to the next whole number for fractions of 0.65 or greater, for projects within Urban Plan areas. For the subject application, the "rounding up" to the next whole number would allow a 4-unit development (20.5 du/acre density) instead of maximum 3-unit development (20 du/acre allowed by the General Plan high density land use designation).
- **Master Plan PA-11-27** for development of a 4-unit Residential Common Interest Development. The application includes the following requested deviations from Code requirements, Urban Plan standards, or Residential Design Guidelines:
 - (1) Lot size (one acre lot required, 0.195-acre proposed);
 - (2) Rear yard setback requirement (20-feet required, 12-feet proposed);
 - (3) Wall setback in the front yard (max. 10-feet allowed, 6-feet proposed);
 - (4) Minimum distance between buildings (10-feet required, 6-feet proposed);
 - (5) Tandem parking (two tandem parking spaces proposed for one unit);
 - (6) Minimum and average lot size for condominium lots;
 - (7) Elimination of requirement for a common lot and Homeowner's Association;
 - (8) Deviation from Residential Design Guidelines requested for bulk/massing.
- **Tentative Parcel Map PM-12-104** for residential subdivision of the parcel into four fee-simple parcels for ownership.

BACKGROUND

The City Council reviewed the general plan screening on August 2, 2011 and provided initial feedback regarding a possible amendment to the general plan policy to allow rounding up fractions of 0.65 to the closest whole number for density calculations in the urban plan areas.

The Planning Commission held a public hearing on April 9, 2012 and recommended that the City Council approve the project on a 5-0 vote. The reports and minutes of the Planning Commission meeting can be referred to at the following link:

<http://www.ci.costa-mesa.ca.us/CMCalendar.htm>

ANALYSIS

PROJECT LOCATION

The proposed project is located at the southeast corner of West 20th Street and Wallace Avenue (Attachment 3). The site is 8,492 square feet in area, zoned R2-HD (Multiple Family Residential), and designated as High Density Residential. There is an existing single-family residence and a detached garage on the property.

Density Bonus - Mesa West Residential Ownership Urban Plan

The project site is located in an urban plan where densities up to 20 du/acre are allowed by General Plan (Table A). This project is exceeding the allowable density and is subject to approval of a general plan amendment as discussed below.

Table A – Comparison of Maximum Allowable Units

	Existing Zoning	Urban Plans	Proposed General Plan Amendment
Maximum Allowable Density	R2-HD Max. 12 du/acre	High Density Max. 20 du/acre	High Density Requested 20.5 du/acre
Maximum Allowable Number of Units	2 Units	3 units (Density Bonus + 1)	4 units (Density Bonus +1)
Overall Density Bonus		+ 1 unit	+2 units

The site is located within the Residential Ownership Urban Plan area which allows a density bonus of up to 20 dwelling units an acre for qualified projects on a minimum one-acre sized lot, subject to discretionary approval. The project site is zoned R2-HD, which would allow up to two units for the 8,492 square foot lot.

The Urban Plan allows a density bonus for R2-HD zoned properties from 12 dwelling units per acre to 20 dwelling units per acre. In this case, the Urban Plan allows a density bonus of one unit to promote ownership housing in the Westside (2 units allowed per existing zoning; 3 units allowed per Urban Plan).

General Plan Amendment

Currently, the General Plan does not offer any exceptions to the calculation of maximum allowable residential densities for the R2-HD zone, regardless of extent of the shortfall in the square footage of the lot area. At the General Plan Screening, the City Council provided initial feedback regarding a possible amendment to the general plan policy to allow rounding up fractions of 0.65 to the closest whole number for density calculations in the urban plan areas. This action requires: a) a text amendment to Land Use Policy LU-2A.6.

The proposed revision to the land use policy is as follows:

“Land Use Policy - LU-2A.6 – Do not allow “rounding up” the number of permitted residential units except for when calculating number of permitted residential units.—The exceptions to this policy include: (1) lots existing as of March 16, 1992, zoned R2-MD that have less than 7,260 square feet in area, and no less than 6,000 square feet, are subject to “rounding up” density calculation fractions of 1.65 units or greater to two units; and (2) SoBECA, 19 West, Mesa West Bluffs, and Residential Ownership Urban Plan areas are subject to rounding up density calculation fractions of 0.65 unit or greater to the next whole number.”

Planning Application PA-11-27

Building Design

The proposed residential units include three levels of living space and an approximately 230 square feet roof deck accessible by an exterior stairway on the third level. The homes are modern in design with large corner glass panels, metal awnings, and metal railings for the balconies and roof deck enclosures. The second floor footprint is slightly larger than the first floor with shallow cantilevers on the front and rear. This is a deviation from the City's Residential Design Guidelines that requires an 80 percent second floor to first floor ratio. Given that the structures are modern in design, incorporate various building materials, and include offsets and a roof deck to break the elevation mass, approval of this deviation does not promote an architecture that is out of character with the style and top heavy.

Parking

Each unit is provided with a standard two car garage and two open parking spaces consistent with the zoning code requirements. The unit facing Wallace is designed with tandem spaces, which is a deviation from the code requirements. Code requires that the parking spaces be independent from one another. The number of units and size of the lot contribute to a challenging site design. Tandem parking is permitted for carports and garages in the Mesa West Residential Ownership urban plan.

Fee Simple Lots

The applicant has also indicated that homeowner associations for small size developments is challenging. There are no common driveways or other amenities that the parcels would be held in common. The applicant is requesting that the requirement for establishment of a homeowners association be waived. Instead the applicant is proposing a maintenance agreement be executed between properties for the maintenance and use of side yard. A maintenance agreement is not the same as CC&RS in that a corporation and bylaws are not established and there is no ability to hold a lien a property. Disputes between homeowners would need to be resolved through an arbitration process.

The proposed development proposes use of adjacent neighbor's side yard through execution of an easement. This configuration allows location of property lines to meet the California Building Code requirements for openings in less than three feet of property lines for the building structures and allows the use of the adjacent property with an easement. A typical easement would allow installation of landscaping, etc. but not any accessory structures or attachments to the adjoining walls.

Requested Deviations

The application includes a number of requests for deviations from the City's residential development standards, urban master plan standards, and residential design guidelines.

- (1) Lot size (one acre lot required, 0.195-acre proposed);
- (2) Rear yard setback requirement (20-feet required, 12-feet proposed);
- (3) Location of wall in front setback (10-feet required, 6-feet proposed);
- (4) Minimum distance between buildings (10-feet required, 6-feet proposed);
- (5) Tandem parking (two tandem parking spaces proposed);
- (6) Minimum and average lot size for condominium lots;
- (7) Requirement for a common lot and Homeowner's Association;
- (8) Deviation from Residential Design Guidelines requested for bulk/massing.

Policy Direction Needed

Staff believes that a number of the requested deviations are policy decisions that require City Council direction and community input through the public hearing process. Specifically, some deviation requests are unique to this project and have not been contemplated or anticipated during the original development of the Urban Plans. Due to the experimental and unique nature of a number of the requested deviations in this proposal, staff is providing a comprehensive analysis of the merits and issues of the different deviation requests.

However, where justifications for approval can be made from a land use perspective, staff provides this information. Where policy direction is needed, staff has highlighted any issues concern. Resolutions for approval and denial are attached for City Council's consideration.

Deviation Requiring Policy Decisions

- Deviations from Minimum Lot Sizes. Three deviations are proposed:

- *Development Lot Size:*
Minimum one-acre lot required, 0.195-acre lot proposed;
- *Minimum Dwelling Unit Lot Size:*
3,000 sq.ft. required, 1,863 sq.ft. proposed;
- *Minimum Average Dwelling Unit Lot Size:*
3,500 sq.ft. required, 2,123 sq.ft. proposed;

The urban plan's minimum lot size of one-acre was intended to promote lot consolidation and redevelopment of larger parcels. Additionally, one-acre parcels (or greater) provide greater opportunities for site planning in compliance with residential development standards. The challenge with lots smaller than a ¼ acre is the physical size constraints of the land area, resulting in minimal opportunities for adequate setbacks and landscaping.

On the other hand, one of the main objectives of the urban plans was to promote development by flexible development standards and to encourage owner-occupied housing. This proposal meets the intent of the urban plans in that it will provide ownership opportunities in an area that is predominantly renter occupied and promote economic vitality by new construction.

It is considered a policy decision to allow the increase in density for small parcels despite tradeoffs in minimal landscaping and setback buffers.

- *Reduced rear yard setback for three-story structure – The proposed deviation will allow for three units to take access from Wallace Avenue.*

The proposed lot configuration results in parcels that are 70 feet in depth with garages taking access from Wallace. The proposed residential units are proposed at 13'-5" and 12 feet from the rear property line. Code requires a minimum 20 feet setback from the rear property line for two story structures for privacy reasons. The project site is a corner lot with three of the rear yards facing side yard of the adjacent property. This will alleviate some of the privacy issues. In addition, the rear elevations incorporate various colors, materials, and off-set so that they are visually interesting.

The urban plan allows for three-story structures that would typically have inevitable privacy and shade and shadow impacts to adjacent existing structures that are one and two stories. However, the corner unit is designed with a roof deck approximately 16 feet from the rear that will have full visibility to the adjacent residence. It is considered a policy decision to allow three-story structures at the proposed 12 to 13-foot rear setback.

- *Fee Simple Lots with No Homeowners Association – This experimental proposal is not consistent with the zoning code requirement for small lot subdivisions.* The Building Industry Association has currently formed a subcommittee to analyze the merits of fee simple lots without HOAs. This practice has been implemented in the County of Los Angeles but does not appear to be demonstrated in Orange County to date.

Homeowners associations and bylaws guarantee maintenance and compliance with certain standards for all of the homeowners. A maintenance agreement is not the same as CC&Rs in that a corporation and bylaws are not established and there is no ability to hold a lien a property. In addition, property maintenance issues will need to be addressed by City's Code Enforcement Division instead of resolution by the HOA.

- Side Yard Easements – This will allow development of detached units with wall openings on the sides. The applicant is proposing to allow use of the side yard of the adjacent neighbor by recordation of an easement (similar to a zero lot line). The easements typically require use and maintenance of the side yard and allow installation of only landscaping. The advantage to the homeowner is having windows and openings in the side yards; however, there are maintenance and drainage issues that need to be addressed.

Justifications for Approval:

The Planning Commission considered the following justifications for approval:

- Proposed General Plan amendment is consistent with many important housing and land use objectives of the City's General Plan

The proposed amendment will allow a slight increase in the density calculations to promote new residential development in the Urban Plan areas without significant impacts to the circulation network. The proposed amendment, as suggested by Council comments during the urban master plan screening, will only be applicable to properties in the Urban Plan areas. This flexibility to allow rounding density calculations to the next whole number (fractions greater than 0.65) promotes development flexibility.

- Deviation from Required Front Setback for Privacy Fencing: The proposed wall height and location is limited to the corner unit.

The proposal includes a small yard for each of three units facing Wallace Avenue at the rear typical of a single family residence. The corner unit is designed with a front yard proposed to be enclosed with a combination of solid wall and fencing (5 feet high) for privacy reasons at 6 feet from the front property line. Code requires a minimum 10 feet of setback for fencing over 3 feet in height. Even though, the proposed privacy wall will affect only 23% of the street frontage on Wallace Avenue and three of the units are setback 20 feet from the front property line, this is a prominent corner of the project that will include a reduced landscape setback.

Condition No. 13 requires installation of minimum 24-inch box trees along that frontage and a decorative wall that is compatible with the building design to alleviate the aesthetic impacts of the reduced setback. This wall is required to be masonry wall painted to match or complement the development.

- Deviation to allow two tandem parking spaces: The proposed tandem parking is in keep with the intent of the Mesa West Residential Ownership Urban that allows for flexible parking standards.

The proposed tandem parking spaces are located in open parking areas and not in a two-car tandem garage as allowed in the Urban Plan. Tandem "open" parking was not encouraged in the urban plans for aesthetic reasons. This configuration provides for independent access to the garage spaces, which is unusual for detached units. The garage spaces are more readily usable and the tandem situation is similar to open parking on driveways leading to garages in that the interior vehicle is blocked by the one parked on the driveway.

Condition No. 19 requires that the tandem parking spaces be properly striped and identified with a minimum size of 8.5 feet wide by 19 feet long per space. A sign is also required indicating that vehicles which are illegal parked in the tandem parking spaces will be subject to being towed at the vehicle owner's expense.

- *Reduced Distance Between buildings – The proposed reduction will not contribute to jeopardizing privacy of residents.*

The proposed 6 feet distance between buildings is inevitable with the number of proposed structures on this site. The urban plan allow for three-story structures that would typically have inevitable privacy and shade and shadow impacts to adjacent existing structures that are one and two stories. The proposed window placement will not have privacy impacts to the residents.

- *Apart from the requested deviations, project complies with Zoning Code and intent of Residential Design Guidelines.*

The overall architectural design promotes excellence and compatibility. The three-story structures are modern in design with flat roofs, contemporary accents and finishes and roof decks. The proposed units are not within the limits of 80 percent second-floor to first-floor ratio recommended in the City's Residential Design Guidelines; however the staggered wall design at the rear and front elevations diminishes the boxy design appearance from all four sides. The deviation also contributes to reduced rear yard setbacks discussed above.

Condition No. 9 requires that no changes be allowed in the design of the elevations or placement of the windows without approval.

- *Reduced rear yard setback for three-story structure – The proposed deviation will allow for three units to take access from Wallace Avenue.*

The proposed residential units are proposed at 13'-5" and 12 feet from the rear property line. Code requires a minimum 20 feet setback from the rear property line for two story structures for privacy reasons. The project site is a corner lot with three of the rear yards facing side yard of the adjacent property. This will alleviate some of the privacy issues. In addition, the rear elevations incorporate various colors, materials, and off-set so that they are visually interesting. The urban plan allow for three-story structures that would typically have inevitable privacy and shade and shadow impacts to adjacent existing structures that are one and two stories.

- Fee Simple Lots with No Homeowners Association - A maintenance agreement will be executed to guarantee maintenance issues and define the use of side yards. Condition No. 16 requires that the details of the maintenance agreement be reviewed and approved by the City Attorney and Planning Division.
- Side Yard Easements – This will allow development of detached units with wall openings on the sides. The applicant is proposing to allow use of the side yard of the adjacent neighbor by recordation of an easement (similar to a zero lot line). The easements typically allow use of the side yard and installation of only landscaping. The advantage to the homeowner is having windows and openings in the side yards; however, there are maintenance and drainage issues that need to be addressed.

Condition No. 16 requires that the details of the maintenance agreement be reviewed and approved by the City Attorney and Planning Division.

- The proposed Tentative Tract Map is consistent with subdivision requirements. The property is physically suitable to accommodate the subdivision for condominium purposes. Engineering staff has confirmed that there are no interferences with the City's or other utility right-of-way areas and/or easements within the tract.

FISCAL REVIEW

Fiscal review is not required for this item.

LEGAL REVIEW

The City Attorney's office has considered the proposal and determined that a General Plan amendment is necessary in order for the project to proceed as proposed.

GENERAL PLAN CONFORMITY

If the deviations are supported, the proposed project could be found consistent with General Plan Land Use Objective LU-1E.1 that notes building densities/intensities for proposed new development projects shall not exceed the trip budget for applicable land use classifications, as identified in the Land Use Element.

ENVIRONMENTAL DETERMINATION

If the request is approved, it would be exempt from the provisions of the California Environmental Quality Act under Section 15303 for New Construction. If the request is denied, it is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15270(a) for projects which are disapproved.

ALTERNATIVES

The City Council:

1. Approve the General Plan Amendment and Planning Application PA-11-27. Pursuant to the Planning Commission's recommendation, this would allow the applicant to

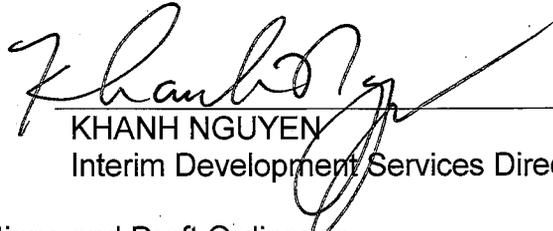
2. Deny all discretionary requests. The current general plan policy would be in place for the project site and maximum number of units allowed will be limited to three units on the project site.

CONCLUSION

The Planning Commission recommends approval of the proposed project. There are a number of requested deviations involving policy decisions that require policy-level decision making pursuant to a public hearing process. The proposal meets the overall objectives of the Urban Plan by promoting ownership units. Some deviation requests are unique to this project and have not been contemplated or anticipated during the adoption of the Urban Plans.



MINOO ASHABI, AIA
Senior Planner



KHANH NGUYEN
Interim Development Services Director

- Attachments:
1. City Council Resolutions and Draft Ordinance
 2. Location Map
 3. Public comments
 4. Submitted plans

cc: Chief Executive Officer
City Attorney
Public Services Director
Transportation Svs. Manager
City Engineer
City Clerk
Staff (4)
File (2)

Bryan Coggins
The Preface Group
2901 West Coast Highway, Suite 200
Newport Beach, CA 92627

RESOLUTION NO. 12-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA APPROVING GENERAL PLAN AMENDMENT GP-11-03, PLANNING APPLICATION PA-11-27, AND TENTATIVE PARCEL MAP 12-104 FOR DEVELOPMENT OF A FOUR UNIT, SMALL-LOT RESIDENTIAL DEVELOPMENT LOCATED AT 743 W. 20TH STREET.

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Bryan Coggins of The Preface Group on behalf of, owner of real property located at 743 W. 20th Street, requesting approval of the following:

- **General Plan Amendment GP-11-03** to allow an exception in the General Plan to permit "rounding up" the maximum allowable density, to the next whole number for fractions of 0.65 or greater, for projects within Urban Plan areas. For the subject application, the "rounding up" to the next whole number would allow a 4-unit development (20.5 du/acre density) instead of maximum 3-unit development (20 du/acre allowed by the General Plan high density land use designation).
- **Master Plan PA-11-27** for development of a 4-unit Residential Common Interest Development. The application includes the following requested deviations from Code requirements, Urban Plan standards, or Residential Design Guidelines:
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 - (6) Minimum and average lot size condominium lots;
 - (7) Elimination of requirement for a common lot and Homeowner's Association;
 - (8) Deviation from Residential Design Guidelines requested for bulk/massing.
- **Tentative Parcel Map PM-12-104** for residential subdivision of the parcel into four fee-simple parcels for ownership.

WHEREAS, the City Council of the City of Costa Mesa adopted the 2000 General Plan on January 22, 2002;

WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of Costa Mesa;

WHEREAS, by its very nature, the General Plan needs to be updated and refined to account for current and future community needs;

WHEREAS, an amendment to the General Plan Land Use Policy LU 2A.6 is proposed to allow for rounding up density calculations related to projects within Urban Plan areas;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 9, 2012 and City Council on May 1, 2012 with all persons provided an opportunity to speak for and against the proposed project;

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA guidelines, and the City's environmental procedures, and has been found to be exempt pursuant to Section 15061 (b) (3) (general rule) of the CEQA Guidelines, in that there is no possibility that adoption of this General Plan Amendment will have a significant effect on the environment.

NOW, THEREFORE, BE IT RESOLVED that, based on the evidence in the record, the **CITY COUNCIL APPROVES** General Plan Amendment GPA-11-03 which amends the General Plan Land Use Policy **LU-2A.6** as set forth in Exhibit "1", attached to this resolution with respect to properties within the SoBECA and Westside Urban Plan areas.

BE IT FURTHER RESOLVED that, based on the evidence in the record, the findings contained in Exhibit "A", and subject to conditions of approvals contained in Exhibits "B", the **CITY COUNCIL APPROVES** Planning Application PA-11-27 and Tentative Parcel Map 12-104 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa City Council does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for GPA-11-03, PA-11-27, and TPM-12-104 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B", as well as with compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 1st day of May, 2012.

Mayor of the City of Costa Mesa

ATTEST:

APPROVED AS TO FORM:

City Clerk of the City of Costa Mesa

City Attorney

EXHIBIT "1"

Text Amendment to Land Use Policy

"Land Use Policy - LU-2A.6 – Do not allow "rounding up" the number of permitted residential units ~~except for when calculating number of permitted residential units.~~ The exceptions to this policy include: (1) lots existing as of March 16, 1992, zoned R2-MD that have less than 7,260 square feet in area, and no less than 6,000 square feet, are subject to "rounding up" density calculation fractions of 1.65 units or greater to two units; and (2) SoBECA, 19 West, Mesa West Bluffs, and Residential Ownership Urban Plan areas are subject to rounding up density calculation fractions of 0.65 unit or greater to the next whole number.

RESOLUTION NO. 12-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA TO DENY GENERAL PLAN AMENDMENT GP-11-03, PLANNING APPLICATION PA-11-27, AND TENTATIVE PARCEL MAP 12-104 FOR DEVELOPMENT OF A FOUR UNIT, SMALL-LOT RESIDENTIAL DEVELOPMENT LOCATED AT 743 W. 20TH STREET.

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Bryan Coggins of The Preface Group on behalf of, owner of real property located at 743 W. 20th Street, requesting approval of the following:

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WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of Costa Mesa;

WHEREAS, by its very nature, the General Plan needs to be updated and refined to account for current and future community needs;

WHEREAS, an amendment to the General Plan Land Use Policy LU 2A.6 is proposed to allow for rounding up density calculations related to projects within Urban Plan areas;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 9, 2012 and by City Council on May 1, 2012 with all persons provided an opportunity to speak for and against the proposed project;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," the City Council **DENIES** GPA-11-03, Planning Application PA-11-27 and Tentative Parcel Map TPM-12-104.

PASSED AND ADOPTED this 1st day of May, 2012.

Mayor of the City of Costa Mesa

ATTEST:

APPROVED AS TO FORM:

City Clerk of the City of Costa Mesa

City Attorney

EXHIBIT "A"

FINDINGS (DENIAL)

- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
 - 1. A compatible and harmonious relationship does not exist between the proposed use and existing buildings, site development, and uses on surrounding properties.
 - 2. The proposed project does not comply with the performance standards as prescribed in the Zoning Code.
 - 3. The proposed project is not consistent with the General Plan or Zoning Code.

- B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(14) in that the project does not meet the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.

- C. The subdivision of the property for fee simple lots is not consistent with the City's General Plan and Zoning Code.

- D. The Costa Mesa Council denies GPA-11-03, Planning Application PA-11-27, and Tentative Parcel Map TPM-12-104. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.

- E. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "A"

FINDINGS (APPROVAL)

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
- The proposed use is compatible and harmonious with uses on surrounding properties.
 - Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 - The project, as conditioned, is consistent with the General Plan as amended by General Plan Amendment GP-11-03.
 - The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(14) in that:
- a. The project complies with the City of Costa Mesa Zoning Code and meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.
- b. The visual prominence associated with the construction of three-story houses in a predominately single-story neighborhood has been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid unrelieved two-story walls.
- C. The proposed development plan and subdivision meets the broader goals of the General Plan, Mesa West Residential Ownership urban 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.
- C. Pursuant to Section 13-29(g)(13) of the Municipal Code, the subject property is physically suitable to accommodate Tentative Parcel 12-104 in terms of type, design and intensity of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan. The applicant has requested deviations from development standards and conditions of approval have been applied to the project to compensate for specified deviations.
- D. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.

- E. The subdivision and development of the property will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.
- F. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines; and the City environmental procedures, and has been found to be exempt from CEQA under Section 15303 for New Construction.
- G. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- H. The information presented substantially complies with Costa Mesa Municipal Code Sections 13-29(g)(6), 13-29(g)(5) and 13-29(g)(1) in that:
- As conditioned, the master plan meets the broader goals of the General Plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures protecting the integrity of neighboring development.
 - Given constraints of the site, the proposal includes a small yard for each of three units facing Wallace Avenue at the rear typical of a single family residence. The corner unit is designed with a front yard proposed to be enclosed with a combination of solid wall and fencing (5 feet high) for privacy reasons at 6 feet from the front property line. The 5-foot privacy wall on Wallace Street is designed with 29% encroachment into the property's street frontage. As conditioned, the location and design of the wall will be compatible with the building design and will not impact visibility at the corner.
 - As conditioned, the proposed design, tandem parking provides for independent access to the garage spaces. The garage spaces are more readily usable and the tandem situation is similar to open parking on driveways leading to garages in that the interior vehicle is blocked by the one parked on the driveway.
 - The proposed 6 feet distance between buildings is inevitable with the number of proposed structures on this site. The urban plan allow for three-story structures that would typically have inevitable privacy and shade and shadow impacts to adjacent existing structures that are one and two stories.
 - The urban plan allow for three-story structures that would typically have inevitable privacy and shade and shadow impacts to adjacent existing structures that are one and two stories.
 - As conditioned, the proposed 12-foot rear yard setback for the second and third stories is considered compatible with the neighboring residences with regard to privacy (20-foot setback required; 12-foot setback proposed) in that off-sets and design articulations have been incorporated into the rear elevations.

- The overall architectural design promotes excellence and compatibility. The three-story structures are modern in design with flat roofs, contemporary accents and finishes and roof decks. The proposed units are not within the limits of 80 percent second-floor to first-floor ratio recommended in the City's Residential Design Guidelines; however the staggered wall design at the rear and front elevations diminishes the boxy design appearance from all four sides. The deviation also contributes to reduced rear yard setbacks discussed above.
 - The urban plan's minimum lot size of one-acre was intended to promote lot consolidation and redevelopment of larger parcels. However, one of the main objectives of the urban plans was to promote development by flexible development standards and to encourage owner-occupied housing. This proposal meets the intent of the urban plans in that it will provide ownership opportunities in an area that is predominantly renter occupied and promote economic vitality by new construction.
 - a. The improvement will not be materially detrimental to the health, safety and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood.
 - b. The improvement is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity.
- I. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng.
1. The expiration of Master Plan PA-11-27 shall coincide with the expiration of the approval of the Tentative Parcel Map 12-104 which is valid for two years. An extension request is needed to extend the expiration for each additional year after the initial 2-year period.
 2. The conditions of approval for PA-11-27 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 3. 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.
 4. Applicant shall defend, indemnify and hold harmless the City, its officials and employees, against all legal actions filed challenging City's approval of the applicant's project and/or challenging any related City actions supporting the approval. City shall have the right to select the attorney defending it, if it elects to do so.
 5. The private, interior fences or walls between the homes shall be a minimum of six feet in height.
 6. 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 neighboring residential communities through specified measures, such as construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. Developer shall identify to the Development Services Director 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. The subject property's ultimate finished grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties. Applicant is advised that recordation of a drainage easement across the private street may be required to fulfill this requirement.
 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. No modification(s) of the approved building elevations including, but not limited to, 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.

10. 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 upon view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
11. Demolition permits for existing structures 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.
12. Street trees in the landscape parkway shall be selected from Appendix D of the Streetscape and Median Development Standards and appropriately sized and spaced (e.g. 15-gallon size planted at 30' on centers), or as determined by the Development Services Director once the determination of parkway size is made. The final landscape concept plan shall indicate the design and material of these areas, and the landscape/hardscape plan shall be approved by the Planning Division prior to issuance of building permits.
13. The Wallace Street frontage shall feature 24-inch box trees and 5-gallon shrubs that exceed the minimum size requirements of trees and shrubs as described in the City's landscaping standards to the satisfaction of the Development Services Director. The privacy wall/fence for the corner parcel shall be of solid material painted to match the building and incorporate modern design features (i.e., tubular steel) similar to the building architecture. The landscape and fence plan shall be approved prior to issuance of building permits.
14. The applicant shall install a minimum of three 24-inch box trees at the side yard of Parcel 1 adjacent to the neighboring property for screening and privacy.
15. Provide proof of recordation of TPM-12-104 prior to issuance of building permits.
16. Applicant shall provide proof of recordation of maintenance agreements and side yard easements prior to release of any utilities. The maintenance agreement shall include a provision as to use and maintenance of garages, open parking spaces, driveways and side yards. All documents are subject to review and approval by the City Attorney. The applicant shall submit all attorney fees related to review of these documents prior to release of utilities.
17. 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.
18. Prior to issuance of building permits, developer shall contact the U.S. Postal Service with regard to location and design of mail delivery

facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.

19. The tandem parking spaces shall be properly striped and identified. The minimum depth for each space in a tandem configuration shall be 8.5 feet wide by 19 feet long per space. A sign indicating that vehicles which are illegal parked in the tandem parking spaces shall be subject to being towed at the vehicle owner's expense.
- Bldg. 20. Submit grading plans including a hydrology report and soils report.
21. Provide an erosion control plan.
- Eng. 22. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Cross lot drainage shall not occur. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
23. A Construction Access Permit and deposit of \$730 will be required by City of Costa Mesa, Engineering Division prior to start of any on-site work, necessary during construction for street sweeping and to guarantee replacement costs in case of damage to existing public improvements.
24. Maintain the public Right-of-Way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.
25. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. Residential sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.
26. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approaches per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for all new driveway approaches.
27. 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 and sidewalk.
28. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then reconstruct the wheelchair ramp on the corner of West 20th Street and Wallace Avenue.
29. Per requirements of Real Property, City of Costa Mesa, Engineering Division, dedicate a diagonal corner cut-off at the corner of West 20 th Street and Wallace Avenue.
30. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Map.
31. Private on-site drainage facilities and parkway culverts or drains will not be maintained by the City of Costa Mesa, they shall be maintained by the

owner of the property.

- Fire 32. Homes shall be provided with Residential Fire Sprinkler Systems per NFPA 13 w/CA amendments.
- 33. Provide smoke detectors.
- Utilities 34. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.

CODE REQUIREMENTS (PA-11-27, TPM-12-104)

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. 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.
 2. Approval of the planning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by obtaining **demo permit(s), grading permit(s), or building permit(s)** for the authorized construction and initiates construction. If the applicant is unable to establish the use/obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the planning application.
 3. Trash enclosure or other acceptable means of trash disposal shall be provided. Design of trash enclosure(s) shall conform to City standards. Standard drawings are available from the Planning Division.
 4. All on-site utility services shall be installed underground.
 5. 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.
 6. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
 7. 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 and the City's Water Efficient Landscape Guidelines, 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.
 8. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
 9. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
 10. 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.
 11. Prior to issuance of building permits, 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.
 12. Proof of recordation of the final parcel map shall be submitted prior to issuance of grading or building permits.

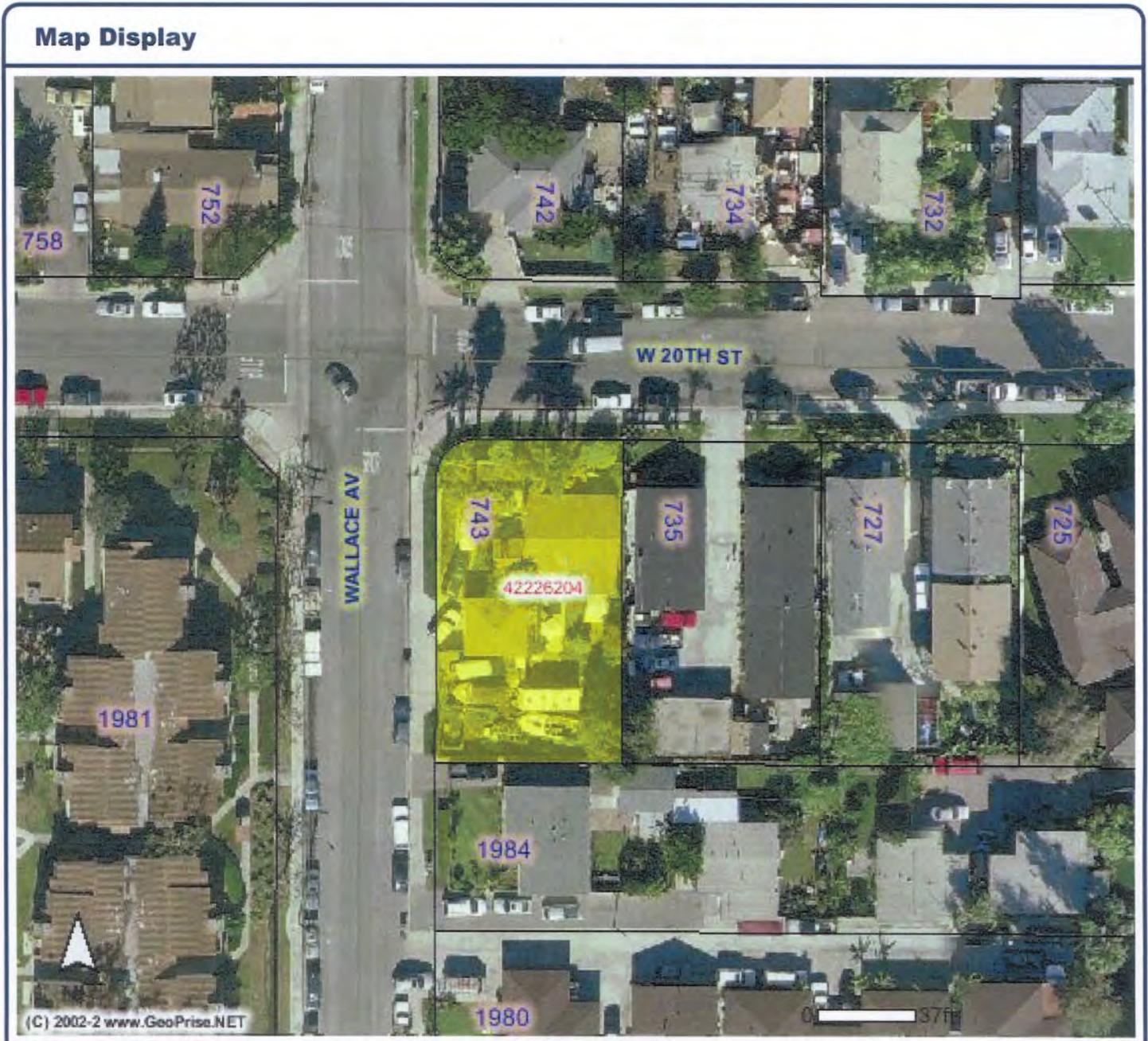
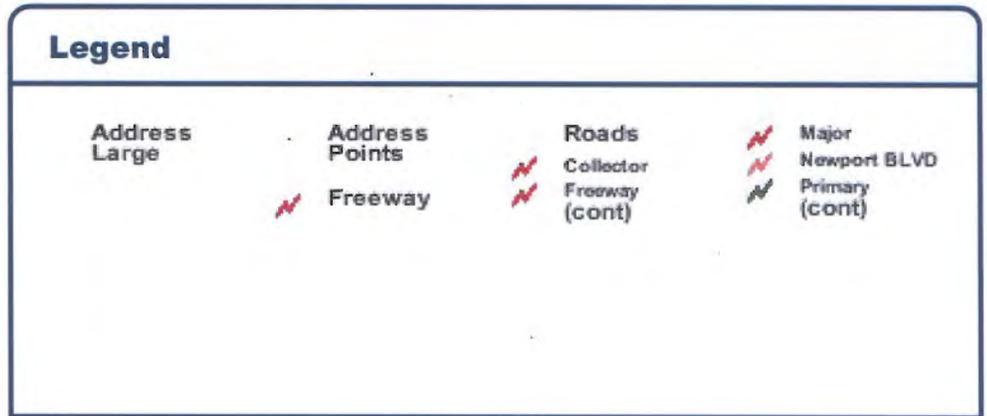
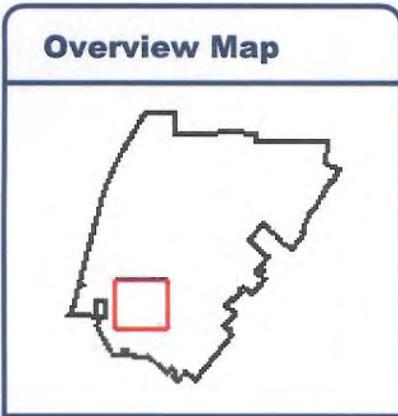
13. All on-site utility services shall be installed underground.
14. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
15. 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.
16. 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 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.
- Bldg. 17. Comply with the requirements of the 2010 California Residential Code, California Electrical code, California Mechanical code, California Plumbing code, and 2010 California Energy Code (or the applicable adopted California Residential code, California Electrical code, California Mechanical code California Plumbing Code, 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.
18. The project applicant shall contact the Southern California Air Quality Management District (SCAQMD) at 800-288-7664 for potential additional conditions of development or required permits by SCAQMD.
19. Submit a soils report for the projects, Recommendation of the Soils Report shall be printed on the architectural and grading plans.
20. Submit a grading plan and hydrology report.
21. Submit an erosion controls plan with the grading submittal.
- Fire 22. Provide an automatic fire sprinkler system according to NFPA 13D.
23. 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.
- Parks 24. Street trees in the front and side setback shall meet with the approval of the parks and parkways division.
25. Applicant is advised that removal of existing trees within the public right-of-way shall not be permitted without approval from the Parks and Recreation Commission, and compliance with any applicable requirements or conditions as determined by the Parks and Recreation Commission. If any existing trees within the public right-of-way are proposed to be removed, approval by the Parks and Recreation Commission shall be required prior to the issuance of any permits.
26. Park fees for the proposed development shall be remitted prior to

approval of the final map.

SPECIAL DISTRICT REQUIREMENTS (PA-11-27, TPM 12-104)

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

- Sani 1. Applicant will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.
- 2. County Sanitation District fees, fixture fees, inspection fees, and sewer permit are required prior to installation of sewer. To receive credit for buildings to be demolished, call (714) 754-5307.
- 3. Applicant shall submit a plan showing sewer improvements that meets the District Engineer's approval to the Building Division as part of the plans submitted for plan check.
- 4. The applicant is required to contact the Costa Mesa Sanitary District at (714) 754-5307 to arrange final sign-off prior to certificate of occupancy being released.
- 5. Unless an off-site trash hauler is being used, applicant shall contact the Costa Mesa Sanitary District at (714) 754-5043 to pay trash collection program fees and arrange for service for all new residences. Residences using bin or dumpster services are exempt from this requirement.
- 6. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements.
- School 7. Pay applicable Newport Mesa Unified School District fees to the Building Division prior is issuance of building permits.
- State 8. 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.





NEWPORT CENTER ORTHOPEDIC, MEDICAL & SURGICAL SUPPLIES

Your trusted resource for medical and healthcare needs since 1967

April 4, 2012

SENT VIA COURIER

Costa Mesa Planning Commission
City of Costa Mesa
P.O. Box 1200
Costa Mesa, CA 92628-1200

Re: Application # GP-11-03, PA-11-27
743 W. 20th Street

Date of Hearing: April 9, 2012

Dear Planning Commissioners:

I am writing this letter in response to the Official City Notice that you forwarded to me relative to the proposed amendment to the General and Urban Master Plan for the property located at 743 W. 20th Street. This matter is set for hearing on April 9, 2012.

I have been an owner of the property located across from the subject area for over 10 years. I take great pride in the ownership of my property and it is on this basis that I am vehemently opposed to the proposed amendment.

Quite frankly, the addition of four stacked single family residences are not what will benefit our community. I have been an active member of our community for decades and Costa Mesa has the unique benefit of being developed as a quaint suburban area. Costa Mesa has never lost its identity, and it is not designed for urban and metropolitan development.

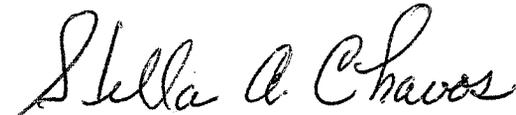
As I am sure you are well aware, other communities utilize metropolitan development in order to overcompensate for minimal building space, and to provide an opportunity for people to live close to their jobs and to limit the use of their automobiles. Although the population density is considerably higher in such areas, this is offset by the decrease in traffic during peak hours. This objective cannot be achieved by granting this amendment. Without question, acceptance of this proposed amendment will serve to increase traffic when looking at the totality of the circumstances and the current development in the surrounding area.

In addition to the aforementioned, the environmental impact by approving the proposed amendment will be very costly for the neighborhood. The street parking will be cut by the already inadequate parking area by approximately 6 parking spaces. This will lead to more people illegally parking their cars, and creating a further safety hazard for the existing residents. Significantly, there is a large population of children in the area. Their safety is of utmost concern to me. Not only would this proposed amendment increase safety issues for our children outside of residences, but should children reside in one of the proposed units, they will not have any place (other than a small rooftop) to play. A rooftop may be a solution for metropolitan developments, but it does not meet the suburban standards of Costa Mesa.

Finally, acceptance of the proposal will lead to capacity issues in connection with the existing water and sewer systems. Without further evaluations from a capacity and cost basis the strain to existing systems make this proposed amendment wholly illogical.

In conclusion, I care about my community. I do not want to see it deteriorate, because the city may see what will only be a short term monetary gain. The negative impact to the city of Costa Mesa far exceeds any benefit the proposal could provide. On this basis, I respectfully request that you, as our fine officials deny the proposed amendment in its entirety.

Respectfully,


Stella Chavos

Received
 City of Costa Mesa
 Development Services Department

FEB 22 2012



February 22nd, 2012

TO: Minoo Ashabi

RE: Resubmission of "Quattro" - a new Urban Plan project

In response to your letter dated December 16th, 2011, please find our comments below, accompanied by two 11" x 17" full projects sets and two 24" x 36" copies of the parcel map.

- Minimum lot size requirement - We recognize and appreciate the Urban Plan requirement to accumulate 1.0 acres or greater. However, the neighborhood we are proposing to develop consists of lots that typically measure 6,000 s.f. - 8,000 s.f.; therefore, we would need to acquire 6 or more lots to accumulate 1 acre. Additionally, the General Plan zoning for the parcel is High Density Residential.
- Maximum building Height - The Urban Plans allows 45 feet; our homes at their peak measure 36 feet. Also, the cover of the Urban Plans depict 3 story + roof deck homes and 4 story homes.
- Minimum open space - Our proposed project has 48% open space at grade and 62% total open space. Lot 1 measures 2,362 s.f. and has 1,125 s.f. of open space at grade, or 47.6%. Lot 2 measures 1,860 s.f. and has 809 s.f. of open space at grade, or 43.4%. Lot 3 measures 1,890 s.f. and has 839 s.f. of open space at grade, or 44.4%. Lot 4 measures 2,380 s.f. and has 1,329 s.f. of open space at grade, or 55.8%.
- Administrative adjustment to allow 6-foot fencing within the front setback – Lot 1 has a rear yard that is consumed by guest parking; therefore, to ensure a private yard for the home owner we are requesting a 6-foot wall to enclose the side/front yard. Corner lots often the burden of multiple streets crossing them, so a 6-foot wall is not uncommon. This still leaves 4 feet for landscape setback between the sidewalk and wall.
- Variance for minimum lot size proposed – Our project is not designed as a Common Interest Development.
- Regarding staff's issues with the "livability of the proposed product with respect to privacy and open space", each lot has far greater than 40% open space at grade, large private yards and ample parking. Staff's concern with respect to "minimal separation between homes" is valued, but we feel detached homes offer countless advantages over attached homes: fee simple lots, less expensive to construct, less liability, more light, less likely to become rental product, increased safety and greater demand from buyers and lenders. Like you, we would prefer a larger separation between homes, but this would require eliminating a unit and that would render the project infeasible.
- Your comments with regard to the Urban Plan requiring on-site amenities are appreciated, but we feel those are intended for larger projects. A tot-lot, barbeque or picnic area would utilize 25-

- 35% of our entire lot. In addition, we are paying the highest park fees per unit in Orange County for the benefit of our future residents and the entire community.
- We agree that the project should be defined as a Parcel Map, not a Tentative Tract Map, and have modified the map accordingly.
 - We agree that it makes sense to have calculations included for each lot and have modified the site plan accordingly.
 - We have provided a shade/shadow analysis.
 - We have provided locations of structures on adjoining lots.
 - Roof deck height has been included.
 - Per our discussions, we are proposing the project has a maintenance agreement in lieu of a Homeowners Association. Each home has direct access to public utilities and homes do not share common area or common driveways.
 - The metal railing along the stairs and part of the roof deck has three purposes: 1) it breaks-up the massing of the stucco; 2) provides for an urban loft look/feel; and 3) is a sustainable/green material.
 - The roof deck will be coated with Pli-Dek waterproof decking surface. This will allow homeowners to have raised plant beds to support an urban garden. The homes are being built in an area close to many Costa Mesa businesses found along the Placentia and Harbor corridors. As such, they will provide housing opportunities for those current engaged in long commutes. The homes will have minimal grass, native plants and pervious pavers. Additionally, detached homes allow far more light than attached homes, thus providing substantially less use of electricity.

We understand the project is left with a few deviations. Below, a list of additional amenities the project is providing above-and-beyond what is required:

- Shared garages
- Pervious pavers
- Usable and relatively large private yards
- Roof decks
- Areas for planters, flowers on roof decks and balconies
- CC&Rs that will require garages to be used for vehicle storage only
- Modern architecture, windows, garage door
- Trash area within the home
- Orientation of units away from the street toward a private drive
- Removes a non-conforming, dilapidated school building

We appreciate the excellent customer service and leadership of Costa Mesa's Planning Department, Administration, Planning Commission and City Council. We are hopeful staff will support this project, keeping in mind the enthusiasm demonstrated by the city's residents and City Council members at the project's screening.

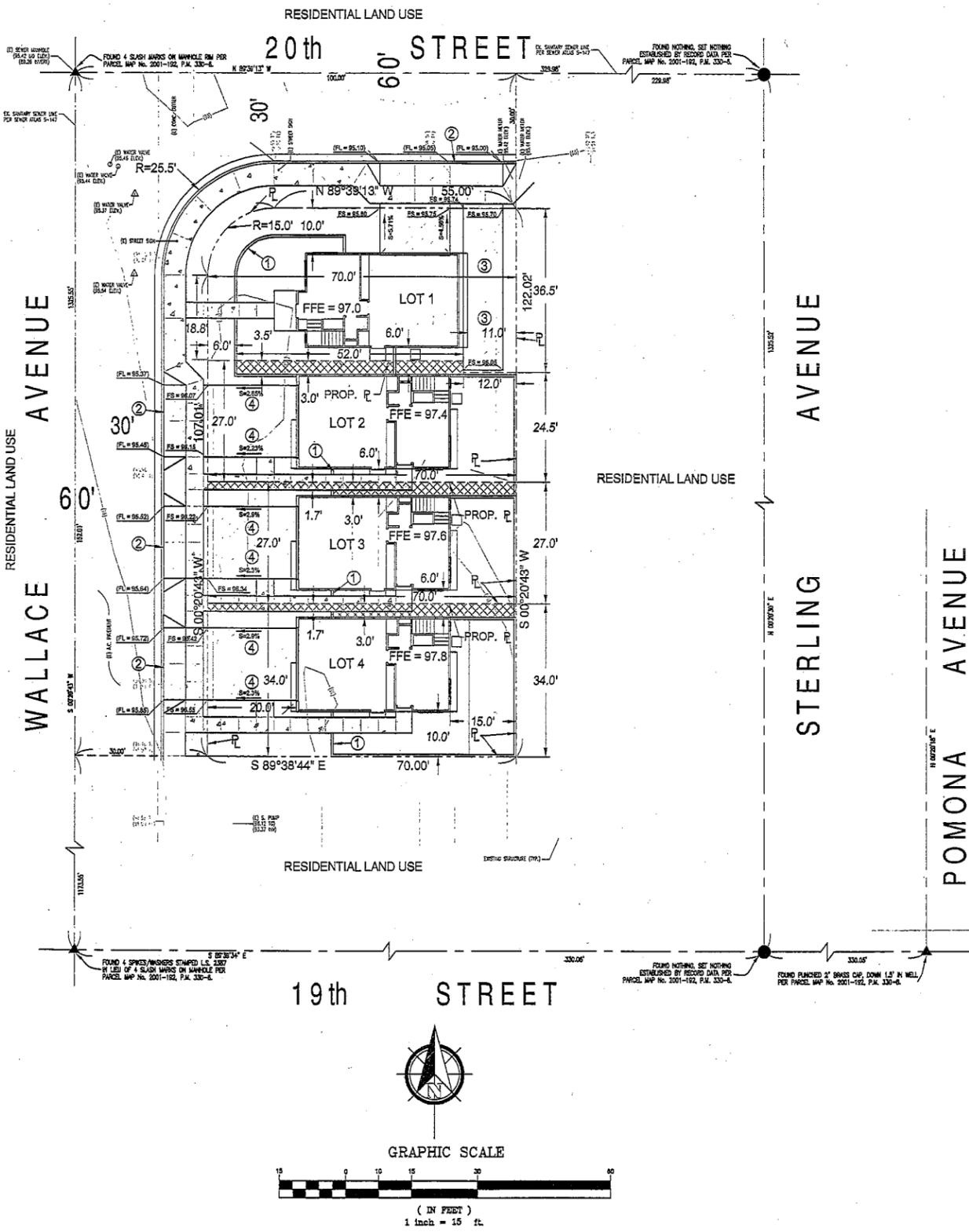
Sincerely,



Bryan Coggins

TENTATIVE PARCEL MAP (TPM) AND
PRELIMINARY GRADING PLAN

TPM No. 2012-104
749 WEST 20TH STREET
APN No. 422-262-04



SITE ADDRESS:

743 W. 20TH STREET
COSTA MESA, CA 92627
A.P.N. 422-262-04

LEGAL DESCRIPTION

THE WEST 70-FEET OF LOTS 1 AND 2 IN BLOCK "F" OF "TRACT No. 612", IN THE CITY OF COSTA MESA, ORANGE COUNTY, STATE OF CALIFORNIA AS PER MISCELLANEOUS MAP RECORDED IN BOOK 20, PAGES 1-2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER:

THE PREFACE GROUP, LLC
2901 WEST COAST HIGHWAY, SUITE 200
NEWPORT BEACH, CA 92663
(O) 855.773.3223

SUBDIVIDER:

SAME AS ABOVE

PLANS PREPARED BY:

HAMILTON LAND DEVELOPMENT, INC.
2430 SANTA ANA AVENUE, #A1
COSTA MESA, CA 92627
(O) 949.791.8401

ACREAGE

0.20 ACRES (8,492 SF) GROSS
0.20 ACRES (8,492 SF) NET

EXISTING WATERCOURSES:

NONE

FLOODING POTENTIAL

FEMA FLOODPLAIN MAP No. 06059CO268J SHOWS NO FLOOD HAZARD ON THIS SITE

SURROUNDING LAND USE

SURROUNDING LAND USE ON ALL FOUR SIDES IS: RESIDENTIAL
THERE ARE NO ADJOINING SUBDIVISIONS

PROPOSED LAND USE

SINGLE-FAMILY HIGH DENSITY RESIDENTIAL

NUMBER OF PROPOSED LOTS

FOUR (4)

LOT 1 = 2,361 SF
LOT 2 = 1,860 SF
LOT 3 = 1,890 SF
LOT 4 = 2,381 SF

BENCHMARK:

DESCRIBED BY OCS 2001 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-38-81", SET IN THE NORTHEAST CORNER OF A 3.5FT. BY 15FT CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE WESTERLY SIDE OF PLACENTIA AVENUE, 26FT. NORTHERLY OF THE CENTERLINE PROLONGATION OF 20TH STREET. MONUMENT IS SET LEVEL WITH SIDEWALK.
BM #: CM-38-81 COSTA MESA
ELEVATION: NAVD 88 - 98.319 FT. YEAR LEVELED: 2005

LEGEND

TC	TOP OF CURB		PROPOSED PAVEMENT
FL	FLOWLINE		PROPOSED SIDEWALK
TW	TOP OF WALL		PROPOSED EASEMENT
FF	FINISH FLOOR		
P.A.	PLANTING AREA		
FS	FINISH SURFACE		
FG	FINISH GRADE		
MIN.	MINIMUM		
H.	HIGH		
BW	BACK-OF-WALK		
76.52	SPOT ELEVATION		
x	RETAINING WALL		
—	CENTERLINE		
- - -	EXISTING PROPERTY LINE		
- - -	EXISTING SANITARY SEWER LINE		
- - -	PROPOSED PROPERTY LINE		
- - -	CONTOUR LINE		

GENERAL NOTES:

1. ALL EXISTING STRUCTURES, PAVEMENT AND TREES TO BE REMOVED
2. EXISTING TREES NOT SHOWN. ALL ARE TO BE REMOVED
3. FINAL MAP SHALL PROVIDE FOR EASEMENTS TO ADJACENT LOTS FOR PRIVATE YARDS, DRAINAGE, LANDSCAPING AND WALL MAINTENANCE.
4. EXISTING DRIVEWAY APPROACH ON WALLACE AVENUE TO BE REMOVED

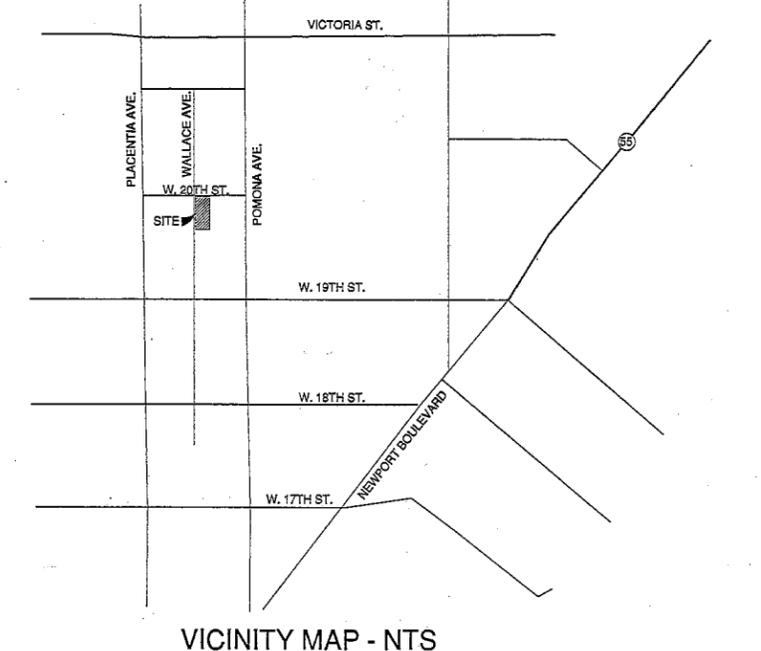
SITE PLAN NOTES

- ① 1. CONSTRUCT 6'-TALL BLOCK WALL
- ② 2. CONSTRUCT DRIVEWAY APPROACH PER CITY OF COSTA MESA STANDARD DRAWING
- ③ 3. 9'x18' GUEST PARKING STALL
- ④ 4. GUEST PARKING STALL IN PRIVATE DRIVEWAY

SUBMITTAL DATE: FEBRUARY, 2012

TENTATIVE PARCEL MAP AND PRELIMINARY
GRADING PLAN - TPM No. 2012-104
749 WEST 20TH STREET
APN No. 422-262-04

CITY OF COSTA MESA
COUNTY OF ORANGE, CALIFORNIA



VICINITY MAP - NTS



PLANS PREPARED BY:



PLAN CHECK NO.

CIP NO.

SHEET

1

OF 1

SITE PLAN SUMMARY

OWNER: THE PREFACE GROUP
2901 WEST COAST HIGHWAY, SUITE 200
NEWPORT BEACH, CA 92663
(855) 773-3223

SITE ADDRESS: 743 WEST 20TH

APN: 422-262-04

EXISTING ZONING: MESA WEST RESIDENTIAL OWNERSHIP
URBAN OVERLAY ZONE
MULTIPLE FAMILY RESIDENTIAL
(MEDIUM DENSITY)

PROPOSED UNITS: 4 DETACHED HOMES

LOT AREA: 8,492 S.F. (0.195 ACRES)

DENSITY: 20.5 UNITS PER ACRE

SITE SUMMARY:
BLDG FOOTPRINTS: 2,946 S.F. (34.8%)
PRIV. DRIVEWAYS: 1,120 S.F. (13.2%)
GUEST PARKING: 324 S.F. (3.8%)
OPEN SPACE: 4,090 S.F. (48.1% PROVIDED AT GRADE)
BALCONIES: 388 S.F. (2ND FLOOR OPEN SPACE)
ROOF DECKS: 808 S.F. (ROOF OPEN SPACE)
TOTAL OPEN SPACE: 5,286 S.F. (62.2% AT GRADE + BALCONIES)

PLAN SUMMARY: 3 BEDROOM UNITS TYPICAL
1ST FLOOR LIVABLE: 259 S.F.
2ND FLOOR LIVABLE: 672 S.F.
3RD FLOOR LIVABLE: 698 S.F.
TOTAL LIVABLE AREA: 1,629 S.F.
GARAGE: 459 S.F.
BALCONY: 97 S.F.
ROOF DECK: 202 S.F.

PARKING PROVIDED: 2 CAR ATTACHED GARAGE/UNIT (8 STALLS TOTAL)
8 OPEN GUEST STALLS
16 STALLS PROVIDED (4 STALLS PER UNIT)

BUILDING HEIGHT: 3 STORIES, 36 FOOT MAXIMUM HT. AT RIDGE

SITE PLAN NOTES

1. 6" HIGH SPLIT FACE BLOCK WALL - TAN COLOR
2. 2 CAR GARAGE WITH 16' WIDE DOOR
3. 3 STORY DWELLING, TYP.
4. CONDUCT SITE DRAINAGE TO APPROVED DRAINAGE OUTLET
5. PUBLIC SIDEWALK
6. 9' X 18' OPEN GUEST PARKING STALL
7. PRIVATE COURTYARD
8. LINE OF SECOND FLOOR ABOVE
9. 60" HIGH STUCCO O/ BLOCK COURT WALL WITH DECORATIVE CAP
10. CONCRETE WALKWAY
11. GUEST PARKING STALL IN PRIVATE DRIVEWAY
12. PRIVATE YARD AREA
13. PROPOSED PROPERTY LINE BETWEEN DWELLINGS
14. DECORATIVE PERVIOUS PAVING AT DRIVEWAYS, TYPICAL

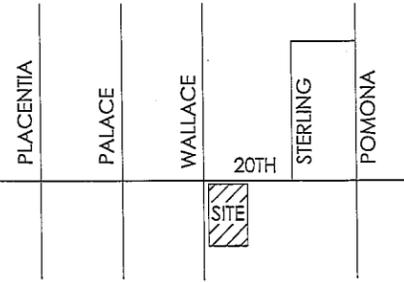
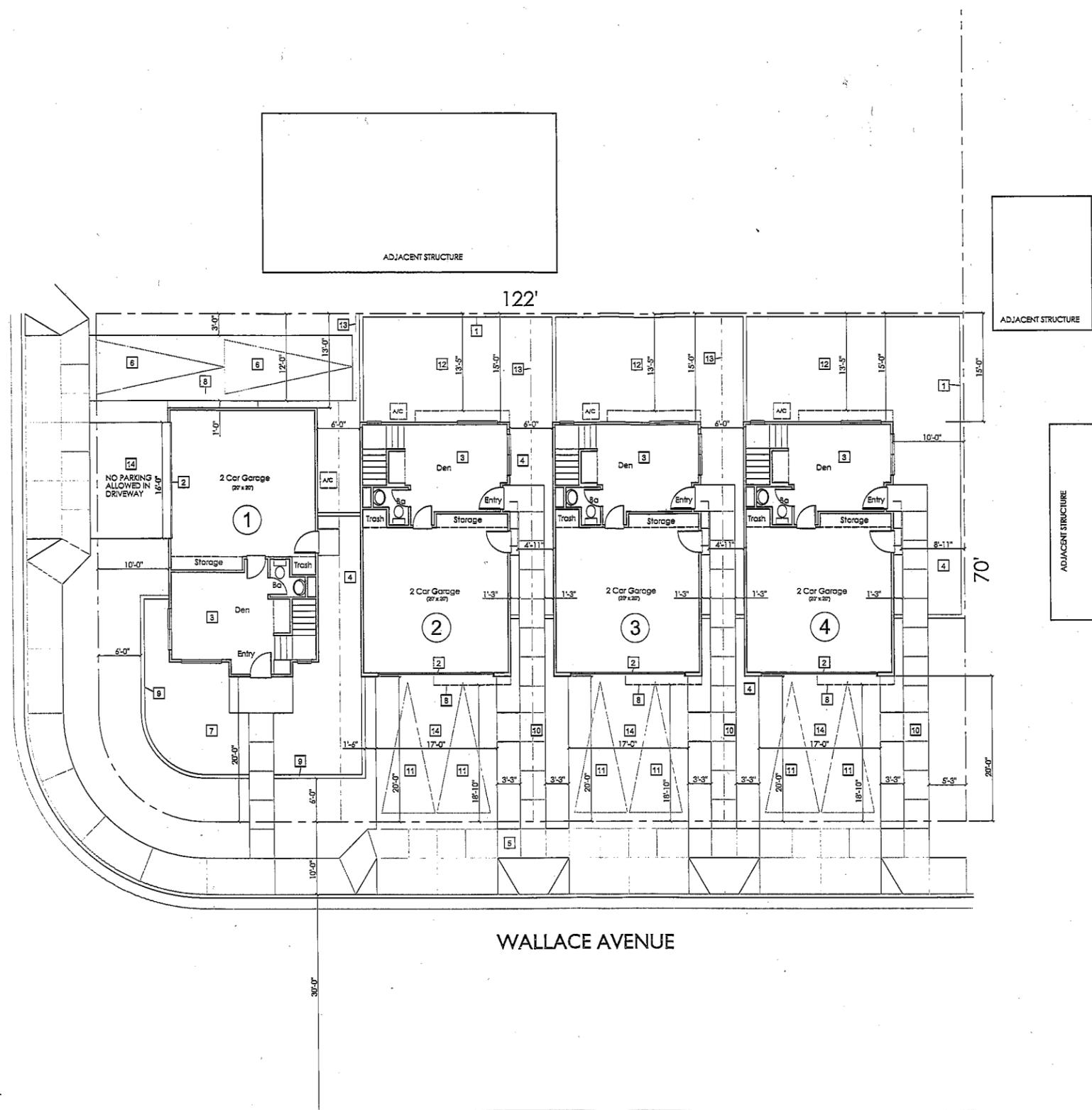
LOT SUMMARY

PARCEL 1
LOT SIZE: 2,362 S.F.
LOT DIMENSIONS: 34' X 70'
BUILDING COVERAGE: 753 S.F.
DRIVEWAY/PARKING: 484 S.F.
OPEN SPACE AT GRADE: 1,125 S.F.
BALCONY: 97 S.F.
ROOF DECK: 202 S.F.
TOTAL OPEN SPACE: 1,424 S.F.

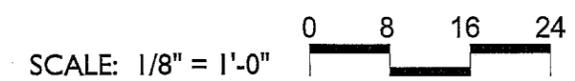
PARCEL 2
LOT SIZE: 1,860 S.F.
LOT DIMENSIONS: 27' X 70'
BUILDING COVERAGE: 731 S.F.
DRIVEWAY/PARKING: 320 S.F.
OPEN SPACE AT GRADE: 809 S.F.
BALCONY: 97 S.F.
ROOF DECK: 202 S.F.
TOTAL OPEN SPACE: 1,108 S.F.

PARCEL 3
LOT SIZE: 1,890 S.F.
LOT DIMENSIONS: 27' X 70'
BUILDING COVERAGE: 731 S.F.
DRIVEWAY/PARKING: 320 S.F.
OPEN SPACE AT GRADE: 839 S.F.
BALCONY: 97 S.F.
ROOF DECK: 202 S.F.
TOTAL OPEN SPACE: 1,138 S.F.

PARCEL 4
LOT SIZE: 2,380 S.F.
LOT DIMENSIONS: 34' X 70'
BUILDING COVERAGE: 731 S.F.
DRIVEWAY/PARKING: 320 S.F.
OPEN SPACE AT GRADE: 1,329 S.F.
BALCONY: 97 S.F.
ROOF DECK: 202 S.F.
TOTAL OPEN SPACE: 1,628 S.F.



Site Plan



THE PREFACE GROUP
2901 West Coast Highway
Suite 200
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QUATTRO
4 UNIT DETACHED PLANNED DEVELOPMENT

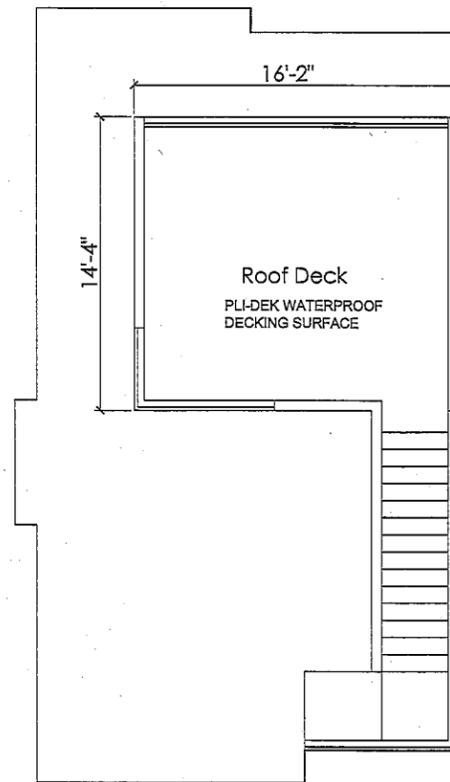
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743 West 20th
Costa Mesa, California
February 6, 2012

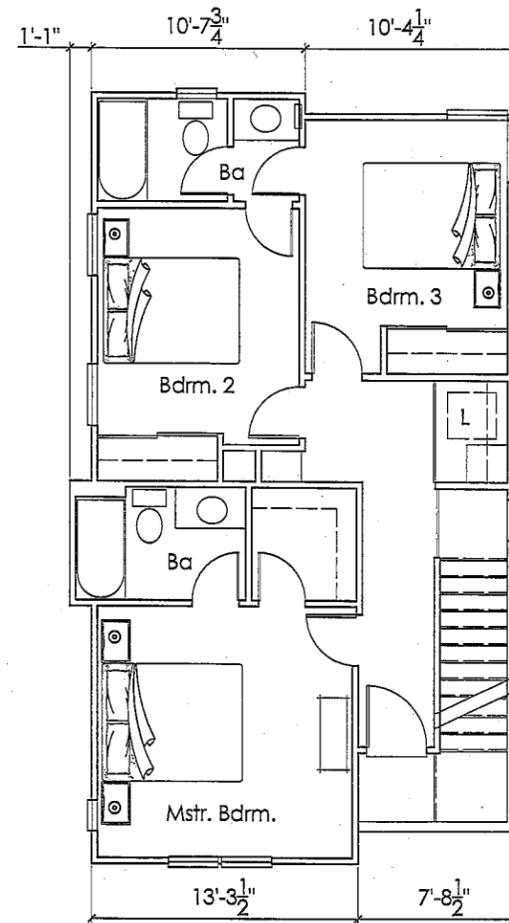


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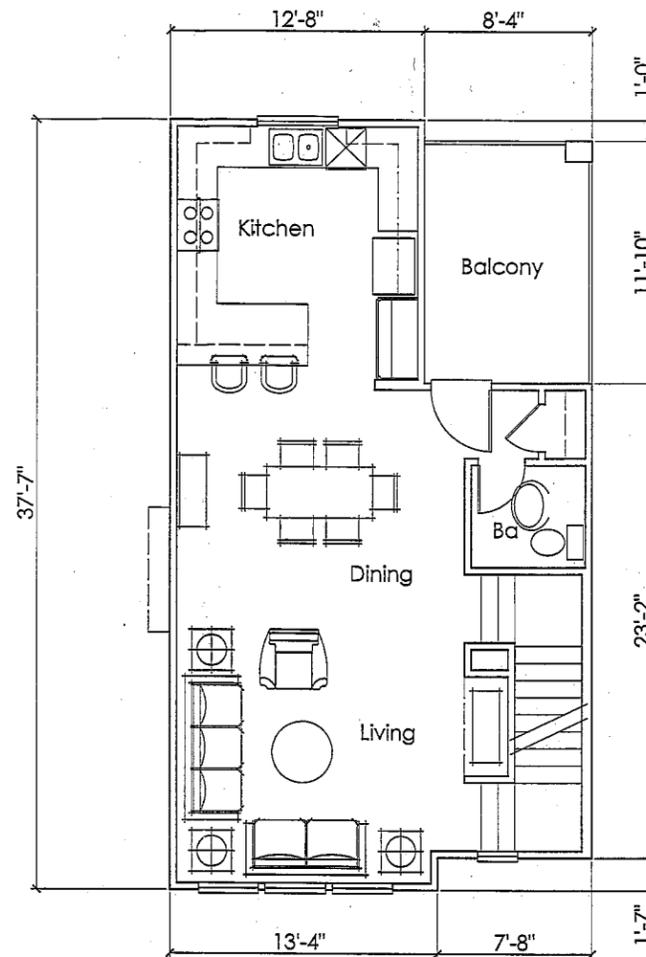
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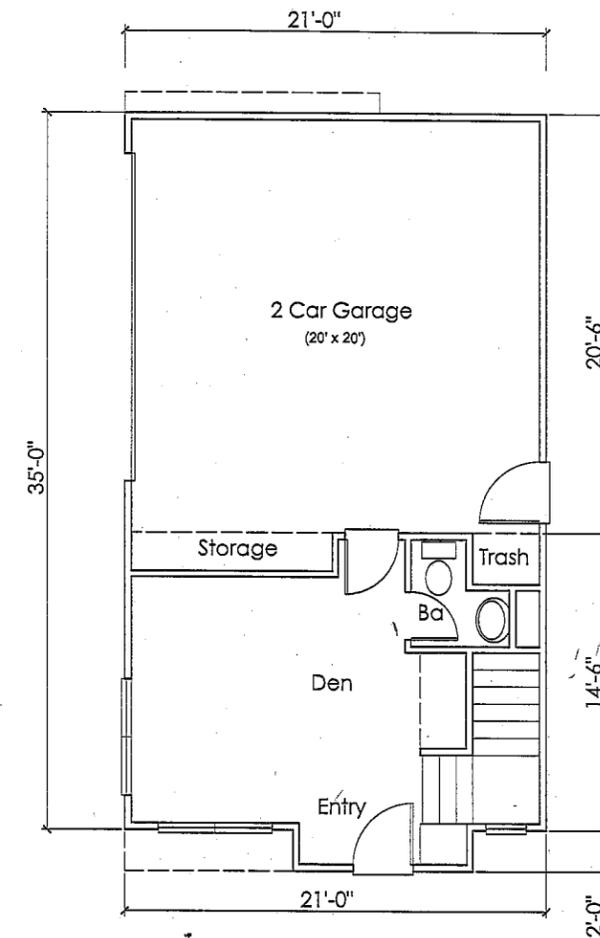
ROOF PLAN



3RD FLOOR PLAN



2ND FLOOR PLAN



1ST FLOOR PLAN

Floor Plans - Parcel I

SCALE: 1/4" = 1'-0"



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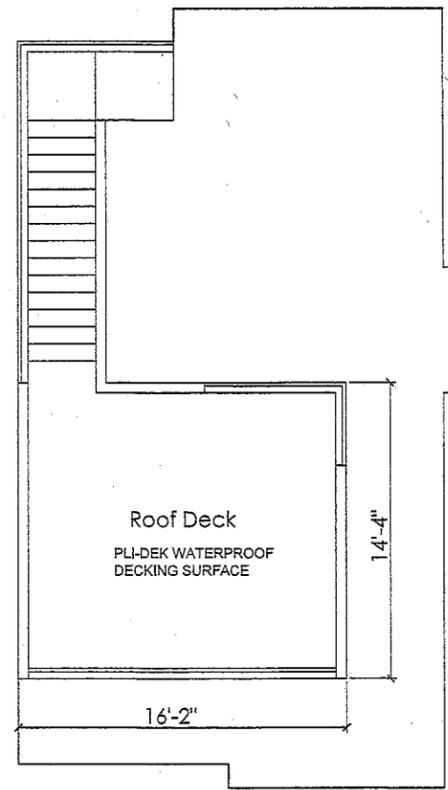
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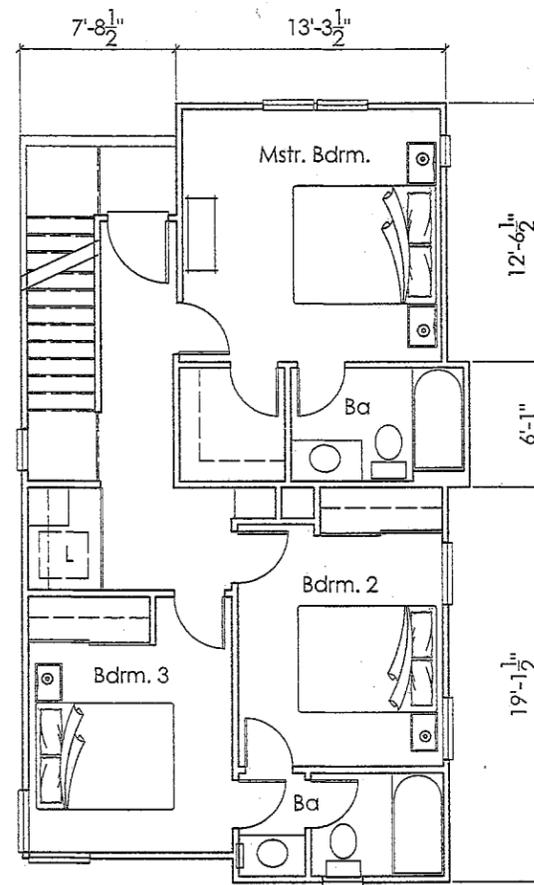


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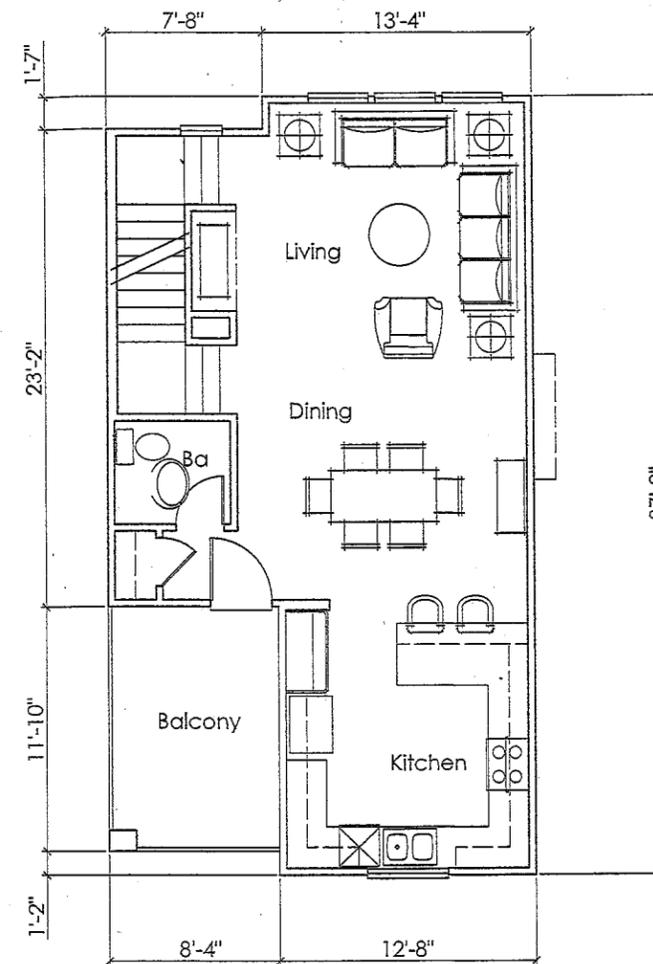
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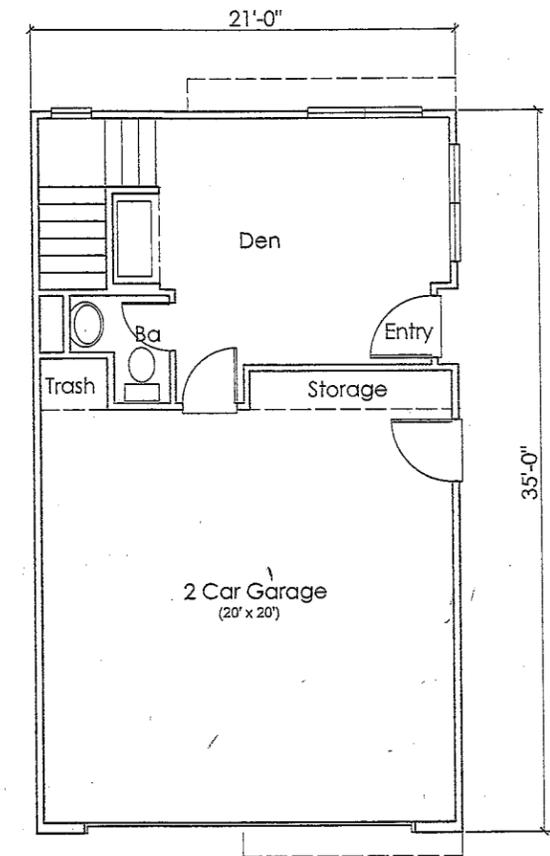
ROOF PLAN



3RD FLOOR PLAN



2ND FLOOR PLAN



1ST FLOOR PLAN

Floor Plans - Parcels 2, 3, 4

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SCALE: 1/4" = 1'-0"



SUMMA
ARCHITECTURE

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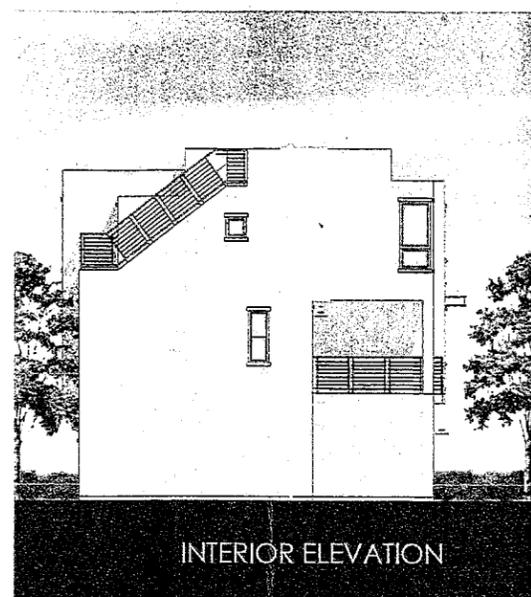
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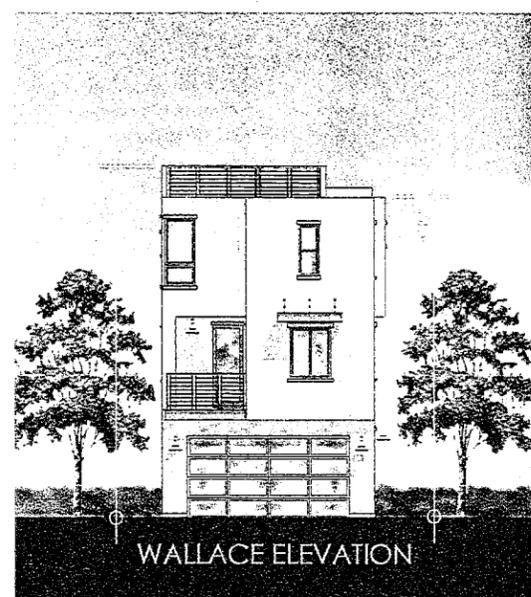
ENTRY ELEVATION



YARD ELEVATION



INTERIOR ELEVATION



WALLACE ELEVATION

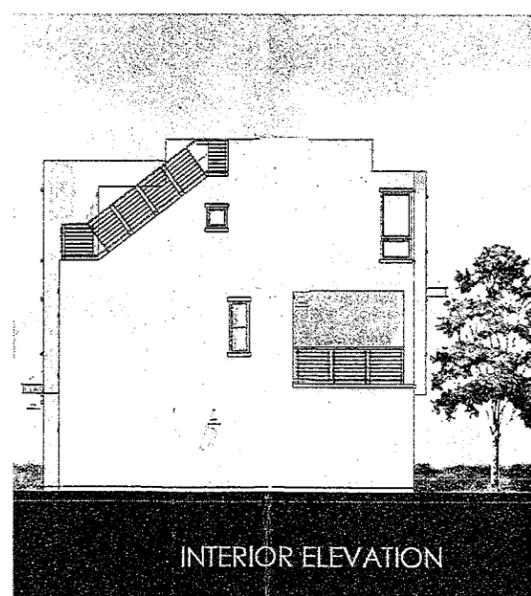
PARCEL 2, 3, 4 ELEVATIONS



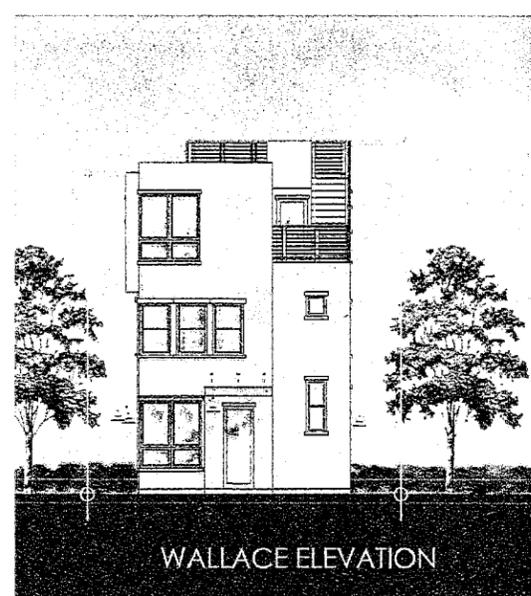
20TH ELEVATION



YARD ELEVATION



INTERIOR ELEVATION



WALLACE ELEVATION

MATERIAL SCHEDULE

- VERTICAL RIBBED SIDING
- METAL AWNINGS
- SLATE VENEER
- SAND FINISH STUCCO
- METAL DECOR RAILINGS

PARCEL 1 ELEVATIONS

SCALE: 1/4" = 1'-0"

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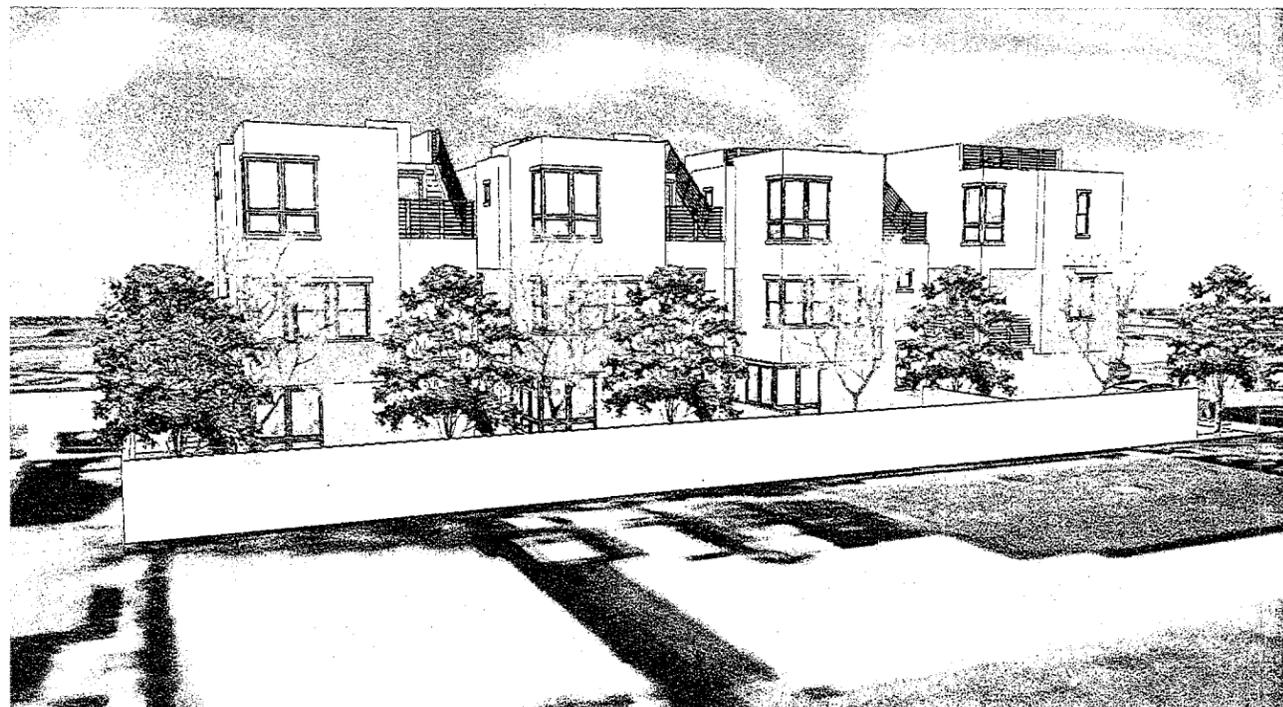
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VIEW FROM WALLACE



VIEW FROM 20TH



REAR VIEW



AERIAL VIEW

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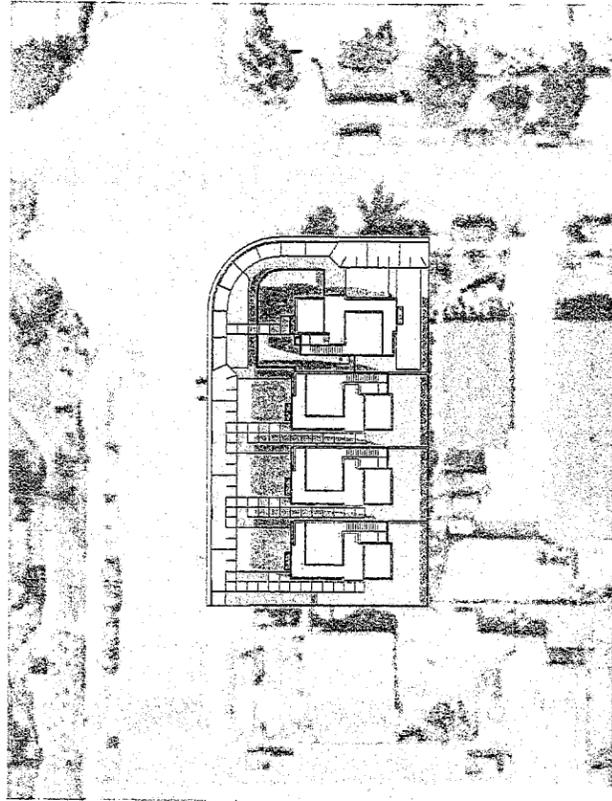
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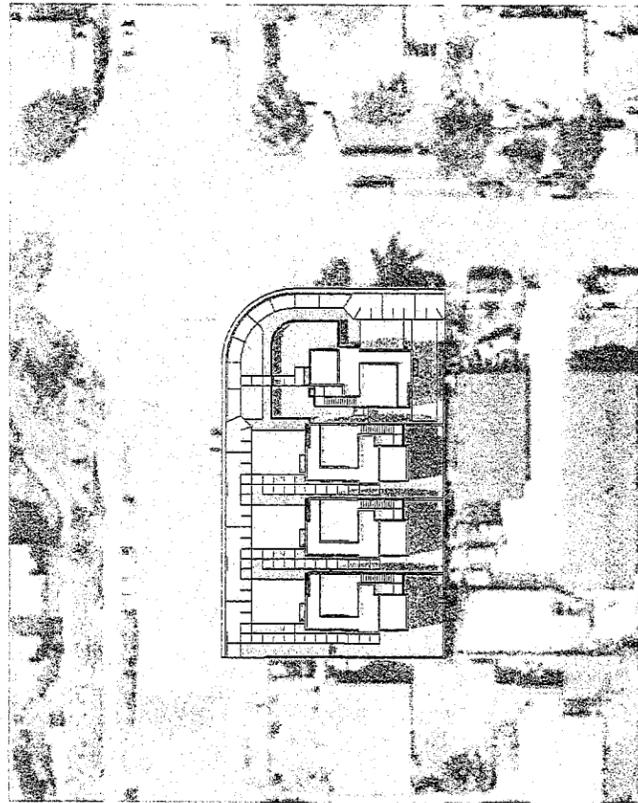
February 6, 2012



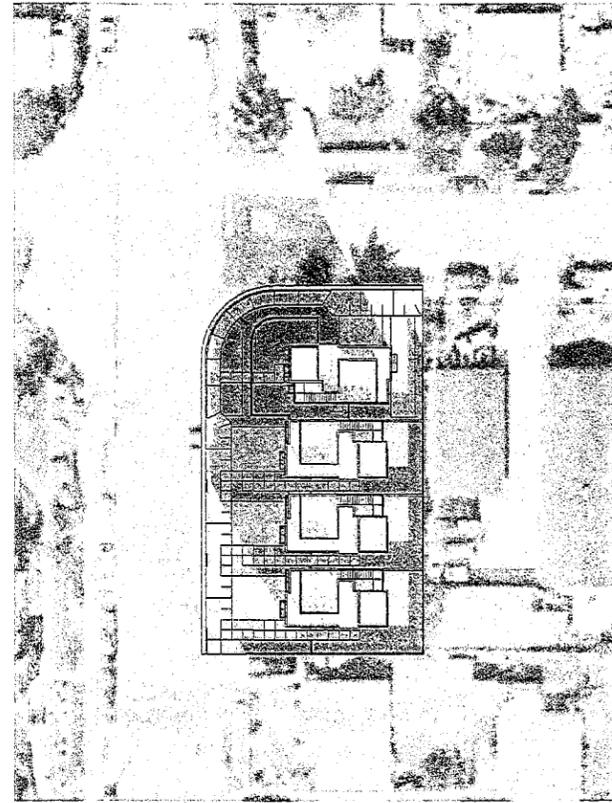
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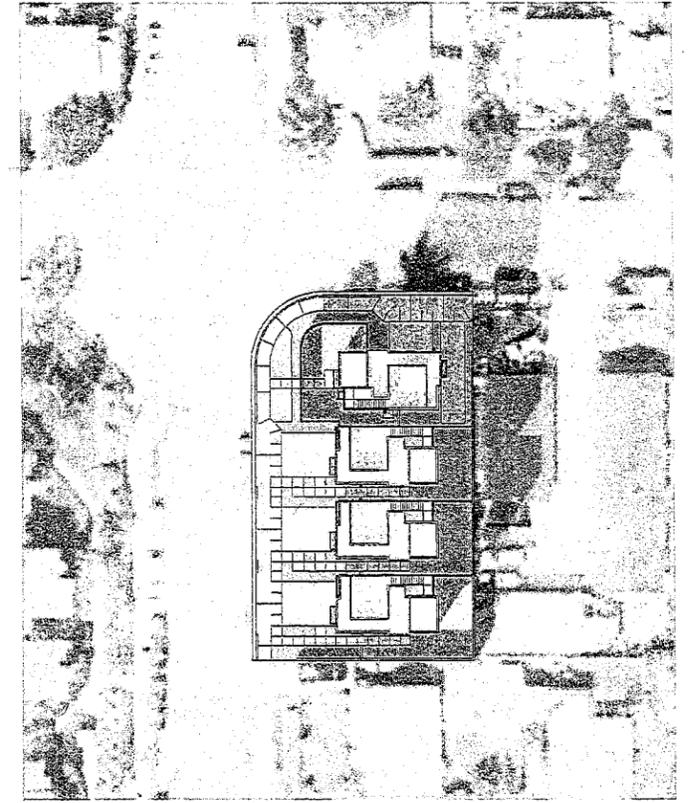
10 AM - JUNE 21



2 PM - JUNE 21



10 AM - DECEMBER 21



2 PM - DECEMBER 21

SCALE: 1" = 30'



SHADE/SHADOW ANALYSIS

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