PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JUNE 22, 2015 **ITEM NUMBER: PH-3**

SUBJECT: **PLANNING APPLICATION PA-15-10 AND TENTATIVE TRACT MAP TT-17870 FOR A 6-UNIT, DETACHED RESIDENTIAL DEVELOPMENT AT 2366 ORANGE AVENUE**

DATE: **JUNE 2, 2015**

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

PRESENTATION BY: **RYAN LOOMIS, ASSOCIATE PLANNER**

FOR FURTHER INFORMATION CONTACT: **RYAN LOOMIS (714) 754-5608**
ryan.loomis@costamesaca.gov

DESCRIPTION

The proposed project involves the following:

1. ***Planning Application PA-15-10:*** Design Review to construct a six-unit, two-story, small lot subdivision on a 23,159 sq. ft. lot in an R2-MD zone. The project will include an automatic gate off the Orange Avenue entrance. In addition, the project requests the following deviations from the R2-MD development standards:
    a. Administrative adjustment from front yard setback for Lot 6/ Plan C (20 feet required; 12 feet proposed off Norse Avenue).
    b. Minor modification for front yard setback for a front porch on Lot 1/ Plan A (20 feet required; 16 feet proposed).

The property is a through lot with access from Orange Avenue and Norse. The property two-story detached homes consist of 3 to 4 bedrooms and two-car garage with a minimum interior dimension of 20' x 20'.

2. ***Tentative Tract Map TT-17870:*** A Residential Small Lot Subdivision consisting of six fee simple lots.

APPLICANT

The applicant is Eric Trabert of E.T.A. Residential Design, representing Kings Road Partners LLC, the property owner.

RECOMMENDATION

Approve by adoption of the Planning Commission resolution, subject to conditions.

PLANNING APPLICATION SUMMARY

Location: 2366 Orange Ave
APN: 119-092-43

Application Number: PA-15-10 & TT-17870

Request: Design Review of a six unit two-story residential development and a tentative tract map.

SUBJECT PROPERTY:

Zone: R2-MD Multi-Family Residential, Medium Density
General Plan: MDR
Lot Dimensions: 82.5 FT x 300 FT
Lot Area: 23,159 square feet

SURROUNDING PROPERTY:

North: R2-MD Multi-Family Residential, Med. Density
South: R-1 Single-Family Residential
East: R2-MD Multi-Family Residential, Med. Density
West: R-1 Single-Family Residential
R2-MD Multi-Family Residential, Med. Density

Existing Development:
One parcel with multi-unit one-story residential development

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed Small Lot Subdivision Ordinance	Proposed/Provided
Lot Area	No minimum per Small Lot Subdivision Standards	Lot 1- 4,744 SF (Orange Ave) Lot 2- 3,603 SF Lot 3- 3,603 SF Lot 4- 3,603 SF Lot 5- 3,603 SF Lot 6- 4,005 SF (Norse Ave)
Open space (development lot)	30% (6,947 SF) of total lot area per Small Lot Subdivision Standards	7,528 SF– 33%
Open space (individual unit)	200 SF with no dimension less than 10 feet per Small Lot Subdivision Standards	Lot 1- 371 SF Lot 2- 202 SF Lot 3- 202 SF Lot 4- 202 SF Lot 5- 202 SF Lot 6- 228 SF
Density:		
General Plan – MDR (Med. Density Residential Land Use)	Max. 12 du/ac	11 du/ac
Zone – R2-MD (Multi-Family Residential, Med. Density	1 du/3,630 SF Max. 6 dwelling units	1 du/3,860 SF (11.3 du/ac) 6 dwelling units
Building Height	Two-stories / 27 ft.	Two-stories / 27 ft. (all units)
Distance between main buildings	No Minimum /SLO	6'-4" (Lot 2 & 3 and Lot 4 & 5) 6'-8" (Lot 5 & 6) 7'-0" (Lot 1 & 2 and Lot 3 &4)
Chimney Height	2 FT Above Max. Bldg. Ht. for total of 29 feet.	Lot 1- N/A (Orange Ave) Lot 2- 2'-0" Lot 3- 2'-0" Lot 4- 2'-0" Lot 5- 2'-0" Lot 6- N/A (Norse Ave)
Building Setbacks:		
Front (Orange Ave)	20 ft.	16 ft.[1]

Side	5 ft.	5 ft.
Side	5 ft.	22 ft.
Front (Norse Ave)	20 ft.	12 ft.[2]
% ratio of 2nd floor to 1st floor (Plan A) % ratio of 2nd floor to 1st floor (Plan B1-A) % ratio of 2nd floor to 1st floor (Plan B2-A) % ratio of 2nd floor to 1st floor (Plan B1-B) % ratio of 2nd floor to 1st floor (Plan B2-B) % ratio of 2nd floor to 1st floor (Plan C)	100%	Plan A- 89% Plan B1-A - 95% Plan B2-A - 95% Plan B1-B - 95% Plan B2-B - 93% Plan C - 95%
Parking		
Covered	2 garage spaces (3 or more bedrooms) each unit	12 spaces
Open	2 open spaces (3 or more bedrooms) each unit + one additional on-site guest parking for developments with 5 to 10 units	13 spaces
TOTAL	25 spaces	25 spaces
Interior garage dimension	10' x 20' – One Car Garage 20' x 20'– Two Car Garage	20' x 20'
Driveway Length	19 ft.	20 ft. (Lot 1) 18 ft.[3] (Lot 2) 18 ft.[3] (Lot 3) 18 ft.[3] (Lot 4) 18 ft.[3] (Lot 5) 18 ft.[3] (Lot 6)
Final Action	Planning Commission	
CEQA Review	Exempt, Class 3 for New Construction.	

1. Minor Modification required.
2. Administrative Adjustment required.
3. 18-foot driveway length minimum per Transportation Services.

BACKGROUND

Project Site/Environs

The project site is located on the east side of Orange Avenue, between Orange Avenue and Norse Ave. Norse Avenue is a cul-de-sac street abutting a portion of the easterly property line, and will provide secondary access for the proposed development site. The site is 0.53 acres (23,159 square feet) in size. The property zoned R2-MD (Multiple Family Residential, Medium Density) and has a General Plan Land Use Designation of Medium Density Residential. The site is bounded by two 2-story and one single-story residences to the north, as well as one 2-story and three single-story residences to the south. Across Orange Ave (west of project) is a two-story residence, and one-story residences are abutting the easterly property line. The existing single-story residences on the site will be demolished to accommodate the proposed project.

ANALYSIS

Project Description

The project involves the construction of a 6-unit, two-story residential development based on the Residential Small Lot Subdivisions Ordinance. The unit types are summarized in the following table:

Unit Type Summary

	Plan A	Plan B1-A	Plan B2-A	Plan B1-B	Plan B2-B	Plan C
Unit Size (Not Including Garage)	2,617 Sq. Ft.	2,265 Sq. Ft.	2,269 Sq. Ft.	2,269 Sq. Ft.	2,269 Sq. Ft.	2,687 Sq. Ft.
Garage size	441 Sq. Ft.	427 Sq. Ft	427 Sq. Ft	427 Sq. Ft	427 Sq. Ft	427 Sq. Ft
Total Unit Size w/garage	3,058 Sq. Ft.	2,692 Sq. Ft.	2,696 Sq. Ft.	2,696 Sq. Ft.	2,696 Sq. Ft.	3,114 Sq. Ft.
No. of Bedrooms and Baths	4Beds/3 Bath + Bonus	3Beds/3 Bath + Loft	3Beds/3 Bath + Loft	3Beds/3 Bath + Loft	3Beds/3 Bath + Loft	4Beds/3 Bath + Bonus
No. of Stories	2 Stories/27 ft.	2 Stories/27 ft.	2 Stories/27 ft.	2 Stories/27 ft.	2 Stories/27 ft.	2 Stories/27 ft.
No. of Garage Spaces	2 spaces	2 spaces	2 spaces	2 spaces	2 spaces	2 spaces
No. of Open Spaces	2 spaces	2 spaces	2 spaces	2 spaces	2 spaces	2 spaces
No. of Guest Spaces	1 space					
Total On-Site Spaces	25 parking spaces					

On-Site Parking and Vehicular Circulation

The proposed development is a Small Lot Subdivision. The parking requirements for a six-lot small lot subdivision is based on the number of bedrooms. The parking requirements are specified in Chapter VI, Article 2.5, Section 13-42.3, Table 13-42, Small Lot Subdivision Standards, of the Zoning Code.

As noted in the table above, the proposed development proposes two enclosed garage spaces for each unit (12 total); additionally, 12 open parking spaces are provided within each individual 18-foot driveway, for a total of 25 on-site parking spaces. The proposed parking complies with the number of parking spaces required per code. Vehicle access to the site will be provided from Orange Avenue and Norse Avenue through a private street. In addition, an automatic ingress/egress gate is proposed along the Orange Avenue entrance. The total backup distance will be 25 feet for each 18-foot long open parking space (total distance from garage to rear of backup distance is 43 feet). The on-site

vehicular parking and circulation has been reviewed and approved by the Transportation Services Division.

Perimeter Walls/Fences

A condition of approval requires the construction of a decorative perimeter block wall at a minimum 6 feet in height along the side property lines. No perimeter fencing is proposed along Orange Avenue or Norse Avenue, however an automatic ingress/egress gate is proposed along the Orange Avenue entrance.

Building Architecture

The proposed architecture for the 6-unit project is considered two-story modern-craftsman style, and includes a combination of asphalt composition and standing metal seam roofs, horizontal lap and vertical wood siding, smooth stucco, 24-inch and 12-inch board and batten siding, decorative metal roll-up garage doors, and columns along front entry porches. The proposed colors are light and charcoal grays, and earthen tones. Architectural projections are included to maximize floor space on upper floors and provide building articulation, texture and color variation throughout the project's design.

Trash Collection

The project incorporates on-site areas for the storage of trash barrels for each unit. This property will be served by the Costa Mesa Sanitary District. Access along the private driveway through the proposed project site will be permitted for Costa Mesa Sanitary District. In addition, any gate proposed on the project site will be required as a photocell type gate, which allows easy access for trash trucks onto the property.

Tentative Parcel Map

The proposed tentative tract map is for a six lot subdivision for a residential common interest development. All common areas including the driveway and open parking spaces will be commonly used and maintained by a maintenance association or homeowners association as stipulated in the Conditions, Covenants, and Restrictions (CC&R's) for the development. The CC&R's will also include provisions requiring that all open parking spaces be unassigned and available for visitors and requiring residents to park vehicles in the garage spaces provided for each unit.

GENERAL PLAN AND ZONING CODE CONFORMANCE

The findings for approval of the proposed project require that be in conformance with the following planning documents:

- General Plan
- Zoning Code

Conformance with the City of Costa Mesa General Plan

Future development of all land within the City of Costa Mesa is guided by the General Plan adopted in 2002. The Land Use Element of the General Plan directs long-range development in the City by indicating the location and extent of development to be allowed. The General Plan sets forth land use goals, policies, and objectives that guide new development. The General Plan land use designation for the project site is Medium Density Residential. Per the General Plan, Medium Density Residential is intended for residential development with a density up to 12 units to the acre (maximum 6 units). Because the density of the proposed project is 12 units to the acre (proposed 6 units), it is therefore consistent with the General Plan land use designation.

The following analysis evaluates the proposed project's consistency with specific goals, and objectives of the General Plan, Land Use Element.

1. **Objective LU-1A:** *Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure.*

   Consistency: The project is an infill residential project within the allowable density for medium-density development. Therefore, adequate infrastructure would be available to serve the proposed project. Therefore, the project is consistent with this General Plan objective.

2. **Objective LU-1A.4:** *Strongly encourage the development of...owner-occupied housing where feasible to improve the balance between rental and ownership housing opportunities.*

   Consistency: Because the proposed project is for ownership units, the project is consistent with this General Plan goal.

3. **Goal LU-2: Development:** *It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources.*

   Consistency: The project would allow for the redevelopment of property containing a marginal residential dwelling as indicated in the site photos attached to this report. The proposed project would add a high-quality architectural design to the project area. As required by a standard condition of approval on the project, perimeter wall treatments will be reviewed to ensure that they are made of decorative materials, and ornamental site landscaping will be provided throughout the project. As a result, the proposed project is supportive of this General Plan goal.

4. **Objective LU-2A:** *Encourage new development and redevelopment to improve and maintain the quality of the environment.*

Consistency: Because the project is an infill development, it would not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site. In addition, the proposed project will replace older housing units and redevelop the property with brand new housing stock. The project is consistent with this objective.

Conformance with the Zoning Code

The City Council enacted a zoning ordinance (Title 13) in June 1997 that applies zoning code requirements for new development in the R2-MD zone. In addition, the City Council adopted Ordinance No. 14-04 on April 1, 2014, amending Title 13 by creating Article 2.5 for Residential Small Lot Subdivisions. Article 2.5, Residential Small Lot Subdivisions, is intended to provide flexible development standards and to promote a wider range of homeownership of individual lots in multiple-family residential and overlay zoning districts. On April 21, 2015, the City Council adopted Ordinance No. 15-03, amending Article 2.5 for Residential Small Lot Subdivisions, to amend rear and interior side setback requirements. Although the applicant is requesting deviations from the zoning code requirements, staff believes the project, as conditioned, is consistent with the Zoning Code as discussed below.

Justifications for Approval

Pursuant to Title 13, Section 13-29(g), Findings, of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of the proposed project, based on an assessment of facts and findings which are also reflected in the draft resolution.

The appropriate findings can be made for the requested code deviations. Code Section 13-29(g)(1) requires the following findings for the administrative adjustment, as described at the beginning of this report:

1. *Because of special circumstances applicable to the property, the strict application of development standards deprives the property of privileges enjoyed by others in the vicinity under identical zoning classifications.*
2. *The deviation shall not constitute a grant of special privileges inconsistent with other properties in the vicinity.*
3. *The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.*

- *Administrative adjustment from front yard setback along Norse Ave would be justified by the unique orientation of the lot (20 feet required; 12 feet proposed).* The property is a through lot with frontage on Orange Avenue and Norse. Lot 6/Plan C proposes to encroach into the required 20-foot front setback along Norse Avenue, as a portion of Plan C is proposed at a 12-foot front setback. Through approval of an administrative adjustment, the property can reduce front yard depth by no more than 40%, which would allow for a minimum 12-foot front setback. The development lot has an unusual circumstance, in that there are two front setbacks and no rear setback, as a result of two public right-of-ways abutting the property, including Orange Avenue on the

western portion of the property, and Norse Avenue on the east side of the property. Under normal circumstances, a property has a front, side and rear setback. The Small Lot Subdivision Standards allow for a 10-foot rear setback.

The structure is set back 12 feet from the closest point from the front property line, thus being set back further than permitted if considered the rear setback. Therefore, approval of an administrative adjustment from front yard setback along Norse Ave would help remediate the project from the strict application of development standards, and allow the property the same privileges enjoyed by others in the vicinity under identical zoning classifications.

- *The existing structure along Norse Avenue features a comparable setback; and the administrative adjustment will not constitute a grant of special privileges inconsistent with other properties in the vicinity.* The request to encroach into the front setback by eight feet does not constitute a grant of special privileges inconsistent with other properties in the vicinity. The existing development on the project site, and neighboring properties along Norse Avenue, currently encroach into the existing front setback, as shown in the picture. The existing garage on the project site is approximately 12 feet to front property line. Other properties along Norse Avenue cul-de-sac, as shown by red arrow, are as close as 10-11 feet from front property line.

- *Granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property (6 units allowed; 6 units proposed).* The proposed project is located within the Medium Density Residential General Plan land use designation, which allows a density up to 12 units per acre. The project site is 0.53 acres, and therefore would allow for a maximum of 6 units. The project, as proposed, is consistent with the General Plan land use designation. In addition, Lot 6/Plan C would provide for an enhanced landscaped area along Norse Avenue, by reducing the amount of concrete and driveway currently on the project site along Norse Avenue. This reduction in concrete will provide visual enhancement for surrounding neighbors. As such, granting the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

The appropriate findings can be made for the requested code deviations. Code Section 13-29(g)(6) requires the following findings for the minor modification, as described at the beginning of this report: :

1. *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.*
2. *The improvement is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity. This includes the site planning, land coverage, landscaping, appearance, scale of structures, open space, and any other applicable features relative to a compatible and attractive development.*

- *Minor modification for front yard setback for Lot 1/ Plan A (20 feet required; 16 feet proposed to the support posts of the front patio.) could be supported.* The project is requesting a reduction from 20 feet to 16 feet for the front setback along the front (westerly) property line to allow for the supporting posts of a projecting patio cover in the front entryway to project 4 feet into required 20-foot front setback. The garage for Plan A is proposed to maintain a 20-foot setback from the front property line. The setbacks of existing neighboring structures were considered with regard to the project's proposed modification to the front setback.

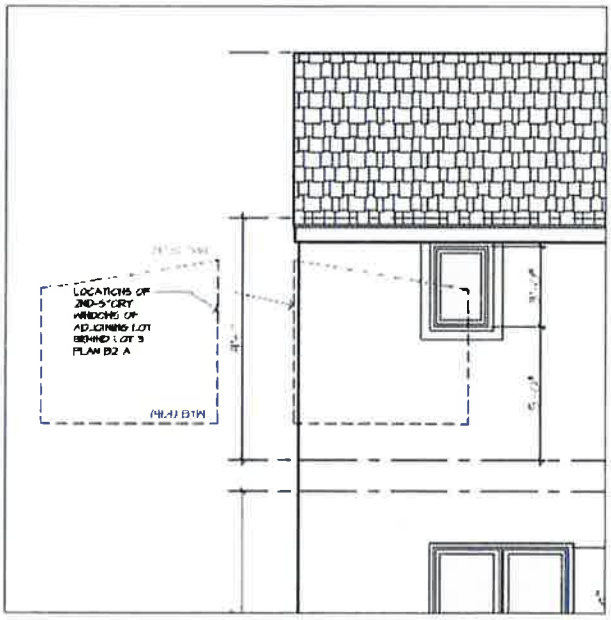
  The 20% reduction in front yard depth is located away from properties adjacent to the project site, and does not affect pedestrian travel along Orange Avenue. In addition, the proposed 16-foot setback for the covered porch will not impact the visual line of site safety issues related to vehicular travel. The driveways for neighboring properties are located away from the proposed project site. The driveway for the neighboring property to north is located on the opposite side of the proposed project site.

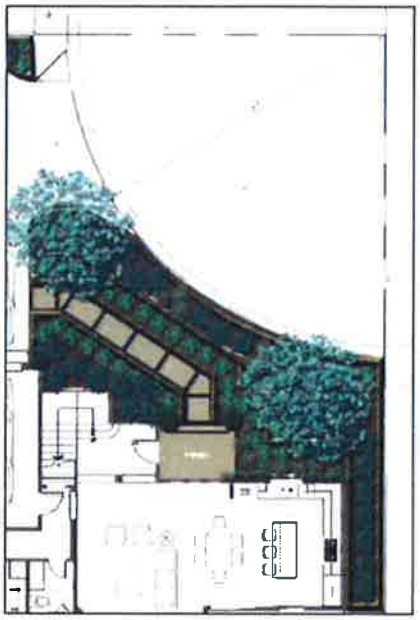
  The projecting covered porch provides an attractive entrance into the project site. In addition, the proposed project provides for adequate landscaping with drought tolerant trees, shrubs, and groundcover to enhance the project site, as shown in the picture to the left. Therefore Plan A, as well as the entire development project, is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity.

- *The project exhibits excellence in design, site planning, integration of uses and structures, and protect the integrity of neighboring development*. The proposed architecture and site design will enhance the street view and potentially evoke new development in the area. The overall architectural design promotes excellence and compatibility.

  Per the City's Residential Design Guidelines, the variety of building elevations, materials and staggered massing diminishes the boxy design appearance consistent with the guidelines. The two-story modern-craftsman style architecture includes a combination of asphalt composition and standing metal seam roofs, horizontal lap and vertical wood siding, smooth stucco, 24-inch and 12-inch board and batten siding, decorative metal roll-up garage doors, and columns along front entry porches. The proposed colors are light and charcoal grays, and earthen tones.

  Second floor windows for Plan B2-A and Plan B1-B will be offset to avoid visual impacts to the second story windows to neighboring properties, as shown in the picture below. In addition, Lot 6/Plan C would provide for an enhanced landscaped area along Norse Avenue, by reducing the amount of concrete and driveway currently on the project site along Norse Avenue. This reduction in concrete will provide visual enhancement for surrounding neighbors, as shown in below picture.





- *The Declaration of the Covenants, Conditions, and Restrictions (CC&Rs) is required to be filed on the property.* The Small Lot Ordinance requires that all small lot subdivisions establish some form of self-governance through CC&Rs, maintenance associations, and/or homeowner's associations. In the City of Costa Mesa, the most common type of association is an incorporated homeowner's association. This is a corporation in which the members of the corporation vote for a board of directors which runs the affairs of the corporation. The Small Lot Ordinance requires, at a minimum, that CC&Rs be recorded on the property. Because there are no common areas for circulation, parking, or landscape purposes, a condition of approval requires that the CC&Rs shall contain the ground rules related to: architectural control over future building modifications or additions, architectural design and guidelines for the

property, and engagement in alternative dispute resolution before filing a lawsuit to resolve conflicts.

- *The landscape concept plan is consistent with the City's standards for multi-family development.* Specifically, the plan includes landscaping in the setback abutting the public right-of-way, within the private open space areas, and along the driveway and parking areas for each unit. The concept plan shows approximately 8 large trees along the perimeter of the development lot, shrubs along the fences and perimeter of each unit to encourage privacy, and drought tolerant ground cover throughout the project. Also, enhanced landscaping will provide visual relief along Norse Avenue.

  As stated in the conditions of approval, 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. In addition, the project will be required to plant one (1) 24" Box Pyrus calleryana 'Chanticleer' along the Orange Avenue parkway.

- *The project will provide on-site parking spaces that meets current parking standards (25 spaces required; 25 spaces proposed).* As noted earlier, the parking requirements for a small lot subdivision are based on the number of bedrooms. The project would provide 12 garage/covered parking spaces, 12 open parking spaces, and 1 guest parking spot, for a total of 25 spaces. The open parking spaces are distributed throughout the project to provide convenient parking for future guests within the development. In addition, an automatic ingress/egress gate is proposed along the Orange Avenue entrance. The gate, as approved by Transportation services, shall be a minimum of 20 feet from Orange Avenue property line in order to reduce queuing along Orange Avenue. The automatic gate is conditioned to be a lower noise type to the extent feasible.

- *The project features quality construction and materials.* As noted earlier, the building exteriors consist of alternating smooth stucco, horizontal wood siding, and vertical wood siding, along with composition asphalt shingles, standing seam metal roofs for covered porches, and decorative window treatments. In addition, a decorative 6-foot high perimeter block wall, or stained/treated fence, will be located along northerly and southerly property lines.

  As stated in the conditions of approval, no modification(s) of the approved building elevations including, but not limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Any modification should be consistent to originally proposed materials and colors as originally proposed. In addition, a decorative 6-foot high perimeter block wall, or stained/treated fence, as approved by the Development Services Director, shall be constructed along the side boundaries of the site prior to issuance of certificates of occupancy unless otherwise approved by the Development Services Director.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 for New Construction. This exemption allows for the construction of up to six multi-family residential structures in urbanized areas, which have been determined not to have a significant effect on the environment.

LEGAL REVIEW

The draft resolutions have been reviewed and approved as to form by the City Attorney's Office.

PUBLIC NOTICE

Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. Mailed notice. A public notice was mailed to all property owners within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property. (See attached Notification Radius Map.)
2. On-site posting. A public notice was posted on each street frontage of the project site.
3. Newspaper publication. A public notice was published once in the Daily Pilot newspaper.

As of June 10, application PA-15-10 has not received a communication from any property owner located within a 500-foot radius of the project site.

ALTERNATIVES

1. *Approve the project with modifications*. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, should the Planning Commission choose to do so, staff will return with a revised resolution incorporating new findings and/or conditions.

2. *Deny the project*. If the Planning Commission believes that there are insufficient facts to support the findings for approval, Planning Commission must deny the application and provide facts in support of denial to be included in the attached draft resolution for denial. If the project were denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

The project is deemed to be a high-quality development, therefore it is consistent with the intent of the General Plan and Zoning Code. Legal findings could be made to justify approval of the specified deviations from code. Therefore, staff recommends approval of the project. Resolutions for approval and denial of the project are attached for consideration by the Planning Commission.

RYAN LOOMIS
Associate Planner

CLAIRE FLYNN, AICP
Asst. Development Services Director

Attachments:
1. Vicinity, Zoning, and 500 ft Radius Maps
2. Site Photos
3. Applicants Project Description
4. Draft Planning Commission Resolutions and Exhibits
5. Project Plans/Elevations/Perspectives

Distribution:
Director of Economic & Development Services/Deputy CEO
Senior Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
File (2)

Owner:
Kings Road Partners LLC
12 Strawberry Farms Rd
Irvine, CA 92612

Authorized Agent:
Eric Trabert
9251 Irvine Center Drive
Irvine, CA 92618

Attachment 1: Vicinity, Zoning, and 500ft Radius Map

City of Costa Mesa

VICINITY MAP-2366 ORANGE AVENUE - [Created: 6/5/2015 10:17:17 AM] [Scale: 349.63] [Page: 8.5 x 11 / Portrait]

Overview Map

Legend

- Address Points
- Freeway
- Roads
- Collector
- Freeway (cont)
- Major
- Newport BLVD
- Primary (cont)
- SECONDARY
- Hydrology
- Channels

Map Display

(C) 2002-5 GeoPrise.net (GeoVec, Inc.) - (866)422-2505

City of Costa Mesa

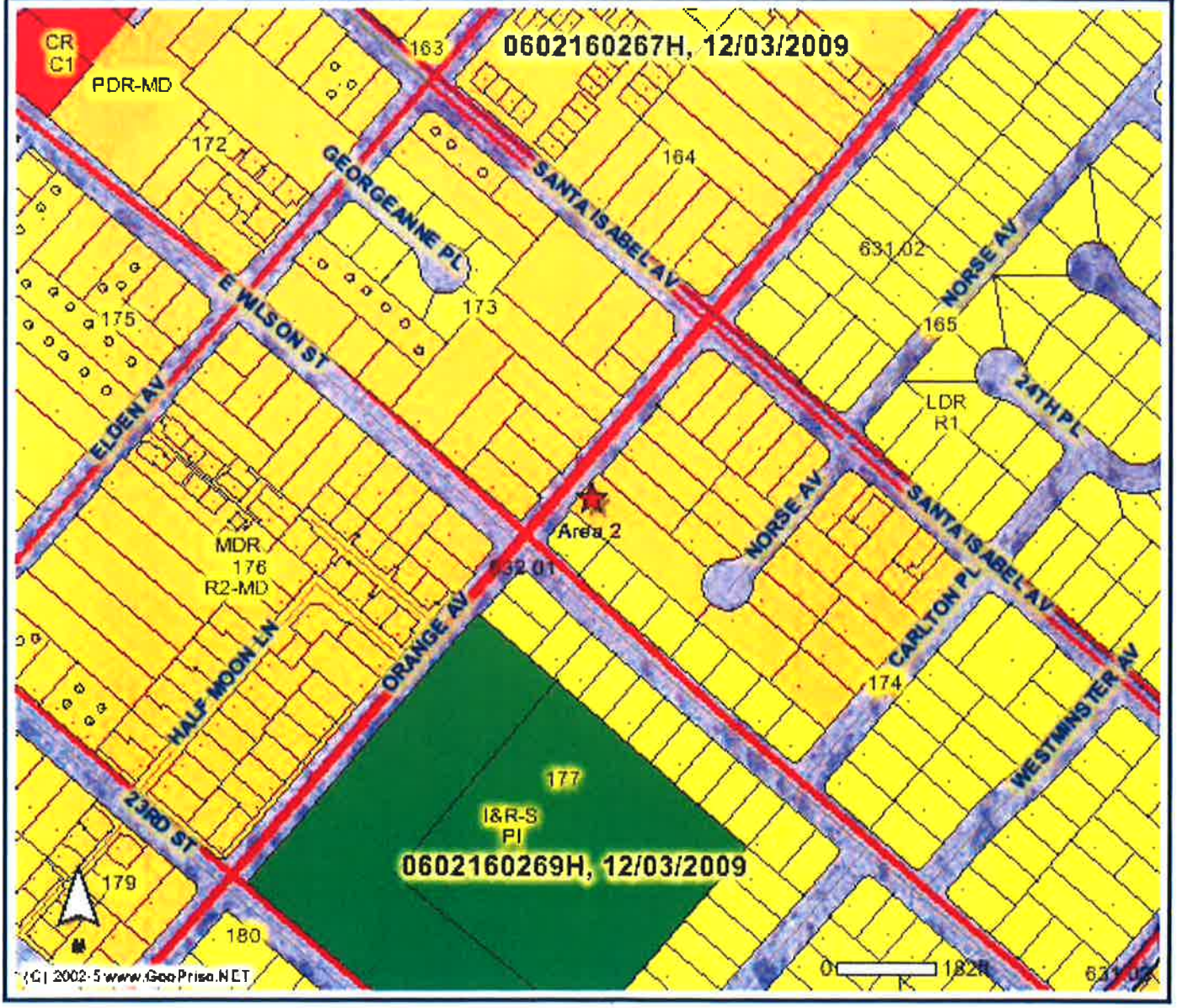
ZONING/GPA MAP- 2366 ORANGE - [Created: 6/5/2015 10:20:12 AM] [Scale: 349.62] [Page: 8.5 x 11 / Portrait]

Overview Map

Legend

- Address Points
- Freeway
- Roads
  - Collector
  - Freeway
  - Major (cont)
- Newport BLVD
- Primary
- SECONDARY
- Hydrology
  - Channels
- Street Names
  - Street Centerlines
- Parcel Lines
- City Boundary
- Water Ways
- Zoning
  - AP
  - C1 (cont)
  - C1-S
  - C2
  - CL
  - I&R
  - I&R-S
  - MG
  - MP
  - P
  - PDC (cont)

Map Display



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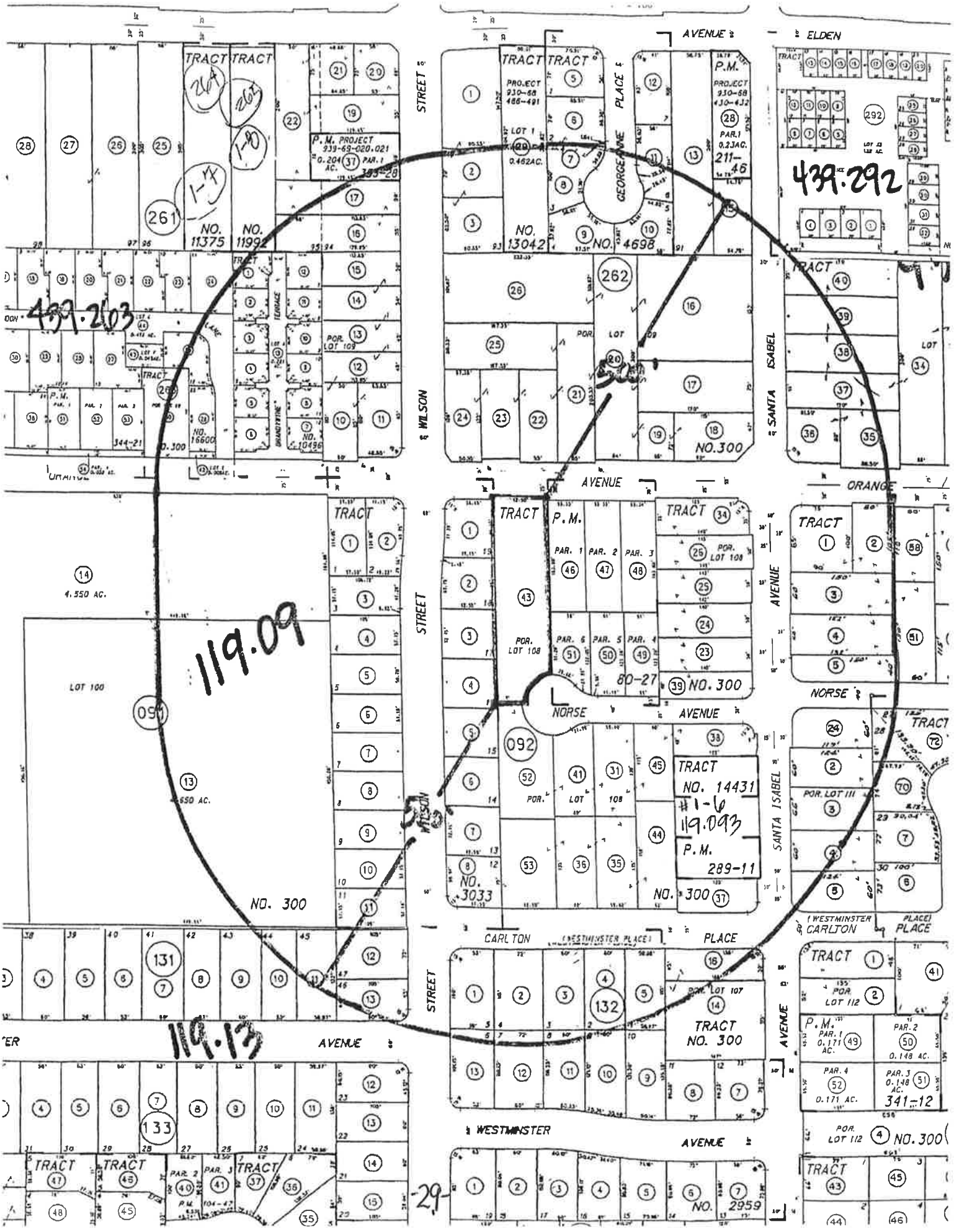

AVENUE
ELDEN
STREET
WILSON
GEORGEANNE
PLACE
SANTA ISABEL
ORANGE
NORSE
CARLTON
WESTMINSTER
TRACT
P.M.
NO. 11375
NO. 11992
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4.650 AC.
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POR. LOT 111
POR. LOT 112
POR. LOT 107
TERRACE
GRANDVIEW
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119.13
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439.292
#1-6
119.093

Norse Avenue View

Attachment 2: Site Photos

2365

Orange Avenue View

Alley

Interior Property View

eric trabert & associates

March 24, 2015

City of Costa Mesa
P.O. Box 1200
77 Fair Dr.
Costa Mesa, Ca. 92628-1200

Subject: Design Review Application – Letter of Description of Work

RE: 2366 Orange Avenue
Costa Mesa, Ca.

To Whom It May Concern:

This letter is written in accordance with the city's requirement for information about the project we are submitting for design review.

The property is located between Orange Avenue & Norse Avenue in the City of Costa Mesa.

We are proposing six (6) two-story single family dwellings; three (3) floor plan types and four (4) elevations. The square footage of these dwellings ranges from 2250 square feet to 2600 square feet.

Each unit is designed with a two car garage, and two additional guest parking spaces per unit; plus one per zoning requirement.

The architectural design of these is in keeping with the City of Costa Mesa's design standards for small lot sub-divisions.

Sincerely,

Eric Trabert
Eric Trabert & Associates

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-15-10 AND TENTATIVE TRACT MAP TT-17870 FOR PROPERTY LOCATED AT 2366 ORANGE AVENUE

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

WHEREAS, an application was filed by Eric Trabert of E.T.A. Residential Design, representing Kings Road Partners LLC, the property owner, requesting approval of the following:

1. ***Planning Application PA-15-10:*** Design Review to construct a 6-unit, two-story, detached residential development on a 23,159 square foot lot (.53 acres) with the following:
    a. Administrative adjustment from front yard setback for Lot 6/ Plan C (20 feet required; 12 feet proposed off of Norse Avenue).
    b. Minor modification for front yard setback for a front porch on Lot 1/ Plan A (20 feet required; 16 feet proposed).
2. ***Tentative Tract Map TT-17870:*** A Residential Small Lot Subdivision consisting of six fee simple lots.

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines, and has been found to be categorically exempt from CEQA under Section 15303 for New Construction.

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

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 22, 2015 with all persons having the opportunity to speak for and against the proposal.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PA-15-10 and Tentative Tract Map TT-17870.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-15-10 and Tentative Tract Map TT-17870 and upon the applicant's compliance with each and all of the conditions in Exhibit B and 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 and/or mitigation measures.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the documents in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 22nd day of June, 2015.

_____

Robert L. Dickson Jr., Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on June 22nd, 2015 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Claire L. Flynn, Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (APPROVAL)

A The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(14) in that:

Finding: 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.

Facts in Support of Findings: The architectural design of the development meets the intent of the City's Residential Development Standards and Design Guidelines and promotes design excellence with consideration given to site planning and building orientation, overall open space, landscaping and architectural design. Second floor windows will be required to be offset to minimize direct views onto adjacent second floor residential windows, and the elevations will have exterior elevation treatments as recommended in the City's Residential Design Guidelines.

Finding: The visual prominence associated with the construction of two-story homes in a predominately one-story neighborhood has been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid long unarticulated two-story walls.

Facts in Support of Findings: The proposed two-story structures are in keeping with the rest of the neighborhood which has a variety of two-story buildings. The elevations of the proposed residences include a variety of materials, articulating roof lines, and use of window treatments to highlight the vertical offsets and horizontal floor to floor transitions.

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

Facts in Support of Findings: The proposed project provides ownership opportunities for detached units in place of the existing residential structures. The project exhibits site planning excellence by providing private open spaces for all units and adequate separation between the homes and the abutting structures.

B. The proposed parcel map complies with Costa Mesa Municipal Code Section 13-29(g)(13) because:

Finding: The creation of the subdivision and related improvements is consistent with the General Plan and the Zoning Code.

Facts in Support of Findings: The creation of the subdivision is consistent with General Plan Land Use Element in that the project complies with Objectives 1A.4, 2A.7, and 2A.8 by developing owner-occupied housing to improve the balance between rental and ownership housing opportunities, the project provides sufficient amenities as a small lot subdivision development, and encourages increased private market investment in declining or deteriorating neighborhoods.

Finding: The proposed use of the subdivision is compatible with the General Plan.

Facts in Support of Findings: The density for the residential component is 11.3 units per acre (6 units maximum), which complies with allowable density of 12 units per acre (6 units maximum) per the General Plan.

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

Facts in Support of Findings: The overall design reflects a quality project that is consistent with the intent of the Zoning Code and General Plan. The project site is already developed with multi-family residences, and does not have any sensitive environmental resources. The proposed project will provide for high-quality housing and not impede upon the health, safety, and welfare of the surrounding community.

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

Facts in Support of Findings: The proposed buildings include openings in a north-south direction to take advantage of passive solar heating as well as passive ventilation from ocean breezes. The southern facing rooflines also have the potential to provide for active solar heating and energy generation through the use of solar panels.

Finding: 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.

Facts in Support of Findings: As conditioned, the proposed project does not interfere with the public right-of-way. The recommended improvements along Orange and Norse Avenues will significantly improve the public right-of-ways for vehicular and pedestrian traffic. In addition, a 5-foot side setback provides for adequate access space for the existing utility easement along

the southern property line. A letter of approval [pending at the date of this report] from Southern California Edison will allow the project to encroach into the 6-foot utility easement.

Finding: 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).

Facts in Support of Findings: The applicant will be required to comply with all regulations set forth by the Costa Mesa Sanitation District as well as the Mesa Water District.

C. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(1) in that:

Findings:

a. Because of special circumstances applicable to the property, the strict application of development standards deprives the property of privileges enjoyed by others in the vicinity.
b. The deviation shall not constitute a grant of special privileges inconsistent with other properties in the vicinity.
c. The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

Facts in Support of Findings: The proposed project, specifically Lot 6/Plan C, proposes to encroach into the required 20-foot front setback along Norse Avenue, as a portion of the residential unit is proposed at a 12-foot front setback. The development lot has an unusual circumstance, in that there are two front setbacks as a result of abutting two public right-of-ways, including Orange Avenue on the western portion of the property, and Norse Avenue on the east. Under normal circumstances, a property normally has a front, side and rear setback, and the small lot subdivision standards would allow for a 10-foot rear setback. The primary access for the development lot is Orange Avenue, and therefore is considered the dominant front portion of the development lot. Without Norse Avenue, Lot 6/Plan C would be considered the rear portion of the development lot, and therefore be allowed to utilize a 10-foot rear setback. The structure is setback 12 feet from the closest point from the front property line, thus being setback further than what would be allowed if considered the rear setback. Therefore, approval of an administrative adjustment from front yard setback along Norse Ave would help remediate the project from the strict application of development standards, and allow the property the same privileges enjoyed by others in the vicinity under identical zoning classifications. The proposed project does not constitute a grant of special privileges inconsistent with other properties in the vicinity.

The proposed project is located within the Medium Density Residential General Plan land use designation, which allows a density up to 12 units per acre. The project site is 0.53 acres, and therefore would allow for a maximum of 6 units.

The project, as proposed, is consistent with the General Plan land use designation. As such, granting the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

D. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(6) in that:

Findings:

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. This includes the site planning, land coverage, landscaping, appearance, scale of structures, open space, and any other applicable features relative to a compatible and attractive development.

Facts in Support of Findings: The project is requesting a Minor Modification to allow for an encroachment into the required front yard setback. The project, specifically Lot 1/Plan A, is requesting a reduction from 20 feet to 16 feet for the front setback along the front (westerly) property line to allow for the supporting posts of a projecting patio cover to project 4 feet into required 20-foot front setback. The garage for Plan A is proposed to maintain a 20-foot setback from the front property line. The setbacks of existing neighboring structures were considered with regard to the project's proposed modification to the front setback. The 20% reduction in front yard depth is located away from properties adjacent to the project site, and does not affect pedestrian travel along Orange Avenue. In addition, the proposed 16-foot setback for the covered porch will not impact the visual line of site safety issues related to vehicular travel. The driveways for neighboring properties are located away from the proposed project site. The driveway for the neighboring property to north is located on the opposite side of the proposed project site. The neighboring property to the south is a corner lot, and the corresponding driveway is not located along Orange Avenue. The proposed project will not be 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. In addition, the project will be required to comply with all applicable provision of the Uniform Building Code with regard to safety.

In regards to design, Plan A is designed to be consistent with the materials, massing, scale and articulation of the multi-family residential area for maximum compatibility. The design of Plan A is well articulated with overhangs, porches, roof dormers, and stepped floor plans. The projecting covered porch provides an attractive entrance into the project site. In addition, the proposed project provides for adequate landscaping with drought tolerant trees, shrubs, and groundcover to enhance the project site. Therefore, Plan A and the entire development project is compatible and enhances the architecture and design of

the existing and anticipated development in the vicinity.

E. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 for New Construction. This exemption allows for the construction of up to six multi-family residential structures in urbanized areas, which have been determined not to have a significant effect on the environment.

F. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT B

CONDITIONS OF APPROVAL

Plng.

1. The expiration of Planning Application PA-15-10 shall coincide with the expiration of the approval of the Tentative Parcel Map T-17870 which is valid for two years. An extension request is needed to extend the expiration for each additional year after the initial two-year period.
2. The conditions of approval of PA-15-10 and T-17870 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
3. The Tentative Tract Map shall be processed as a tentative map consistent with Chapter XI. Subdivisions, Article 1. Tentative Maps, of the Zoning Code.
4. Prior to issuance of building permits, the applicant shall provide proof of recordation of Tentative Tract Map TT-17870.
5. A decorative 6-foot high perimeter block wall, or stained/treated fence, as approved by the Development Services Director, shall be constructed along the side boundaries of the site prior to issuance of certificates of occupancy unless otherwise approved by the Development Services Director. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them and/or provide adequate privacy screening by trees and landscaping.
6. The interior fences or walls between the units shall be a minimum of six feet in height.
7. All future walls and fences within front yard setback along Orange Avenue and Norse Avenue Place shall conform to the standards per the Walls, Fences, and Landscaping Standards and Specifications.
8. The automatic gate at Orange Avenue placed along the private driveway shall be subject final review/approval by the Transportation Manager, and shall also meet requirements per Costa Mesa Sanitary District regarding entry. Gates shall be of high quality design and feature a low noise type of gate to the extent feasible. In addition, private property signs shall be displayed on gates.
9. To avoid an alley-like appearance, the driveway shall not be developed with a center concrete swale. The driveway shall be complemented by stamped concrete in order to reduce damage caused by sanitary trucks entering site for trash pickup.
10. The open, unassigned parking space located between Lot 1 and Lot 2 shall be clearly marked as guest parking space only. Signage shall be posted to indicate that this space is available only to guests and visitors and not used for resident parking.
11. Prior to issuance of building permits, a final landscape plan indicating the landscape palette and the design/material of paved areas shall be

submitted for review and approval by the Planning Division.

12. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.

13. The final landscape plan shall be approved by the Planning Division and contain additional 24-inch box size trees above the minimum code requirements. Compliance with this requirement may include upgrading smaller size trees to 24-inch box size trees or providing additional 24-inch box trees.

14. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. This includes any modification not consistent with the proposed asphalt composition and standing metal seam roofs, horizontal lap and vertical wood siding, smooth stucco, 24-inch and 12-inch board and batten siding, decorative metal roll-up garage doors, and columns along front entry porches. Any modification should be consistent to originally proposed colors, including light and charcoal grays and earthen tones. 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.

15. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted. This condition relates to visually prominent features of scuppers or downspouts that not only detract from the architecture but may be spilling water from overhead without an integrated gutter system which would typically channel the rainwater from the scupper/downspout to the ground. An integrated downspout/gutter system which is painted to match the building would comply with the condition. This condition shall be completed under the direction of the Planning Division.

16. The front porch overhang for Plan C shall not contain supporting posts that encroach beyond the proposed 12-foot front setback. Awnings and eaves that are not supported by supporting posts can project 5-feet into front setback.

17. 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.

18. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring residential uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption to residents during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager.

19. 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.

20. The project shall comply with Title 24 of the California Code of Regulations established by the energy conservation standards. The project Applicant shall incorporate the following in building plans:

    a. Double paned glass or window treatment for energy conservation shall be used in all exterior windows.
    b. Building shall be oriented north/south where feasible.

21. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas.

22. Prior to issuance of building permits, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office.

    a. The CC&R's shall contain restrictions requiring residents to park vehicles in garage spaces provided for each unit. Storage of other items may occur only to the extent that vehicles may still be parked within the required garage at the number for which the garage was originally designed and to allow for inspections by the association to verify compliance with this condition.

    b. Any subsequent revisions to the CC&Rs related to these provisions must be reviewed and approved by the City Attorney's office and the Development Services Director before they become effective.

23. Prior to issuance of a certificate of occupancy, the applicant shall file and record a declaration of covenants, conditions, and restrictions (CC&Rs) on the property. The establishment of a homeowner's association shall be optional. Prior to issuance of a building permit, a draft of the CC&Rs shall be remitted to the Development Services Director and City Attorney's office for review and approval. Because there are no common areas for circulation, parking, or landscape purposes, the CC&Rs shall be limited to the ground rules related to: architectural control over future building modifications or additions, architectural design and guidelines for the property, and engagement in alternative dispute resolution before filing a lawsuit to resolve conflicts. The Development Services Director has the discretion to request any other provisions in the CC&Rs to promote self-governance between the two property owners.

24. The CC&Rs shall contain a notice that the open parking space (not leading to a garage) shall be unassigned and available for visitors. The CC&Rs shall also contain provisions related to use, preservation and maintenance of the common drive aisle and open space areas in perpetuity by the maintenance or homeowner's association

25. The CC&Rs shall contain provisions requiring that the maintenance or homeowner's association effectively manage parking and contract with a towing service to enforce the parking regulations.

26. Prior to final recordation of the map, applicant shall provide written documentation from Southern California Edison to specifically allow the encroachment into the utility easement by the proposed structures. This document may indicate that the easement will be quitclaimed or modified to allow the proposed structures. This documentation shall be approved by the Development Services Director and the City Engineer prior to final map recordation unless an extension is granted by the Development Services Director. The City Attorney's office shall require legal documentation (i.e. hold harmless agreement, etc.) be submitted by the applicant if construction is allowed to proceed while the quitclaim process (other other procedure as specified by SCE) is pending.

27. The Homeowner's Association or Maintenance Association shall submit a signed affidavit to the City of Costa Mesa on an annual basis to certify the following:

    a. The two-car garages in the residential community are being used for vehicle parking by the resident(s).

    b. The vehicle parking areas within the garage are not obstructed by storage items, including but not limited to, toys, clothing, tools, boxes, equipment, etc.

    c. The resident(s) have consented to voluntary inspections of the garage to verify the parking availability, as needed.

    The form and content of the affidavit shall be provided by the City Attorney's office. Failure to file the annual affidavit is considered a violation of this condition.

28. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.

29. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.

30. Concrete wheel stops shall be installed 2' from the front edge of open parking spaces, or where applicable, landscape planters shall be increased 2' in depth to allow curbing to serve as a wheel stop.

Eng 31. Comply with the requirements contained in the letter prepared by the City Engineer (Exhibit B1).

Eng. 32. Provide a three-foot public sidewalk easement behind existing right of way line on Norse Avenue for ADA compliance.

Eng. 33. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.

Pkwys 34. Plant one (1) 24" Box Pyrus calleryana 'Chanticleer' along the Orange Avenue parkway.

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. 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. Applicant shall provide the City with proof of general liability insurance including endorsements concerning "additional named insured", "advance notice", and "primary coverage" as approved by the City attorney's office.

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. 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.
5. Prior to issuance of occupancy permits, the Developer shall pay a park impact fee or dedicate parkland to meet the demands of the proposed development.
6. A minimum 20-foot by 20-foot clear interior dimension shall be provided for all garages.
7. Minimum garage door width shall be 16 feet.
8. All garages shall be provided with automatic garage door openers.
9. Hours of construction shall comply with Section 13-279, Title 13, of the Costa Mesa Municipal Code.
10. 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.
11. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
12. All on-site utility services shall be installed underground.
13. 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.
14. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
15. Prior to approval of plans, the project shall fulfill the City of Costa Mesa Drainage Ordinance No. 06-19 requirements.
16. If present and/or projected exterior noise exceeds 60 CNEL, California Noise Insulation Standards, Title 25, California Code of Regulations require a maximum interior noise level of 45 CNEL for residential structures. If required interior noise levels are achieved by requiring that windows be inoperable or closed, the design for the structure must also specify the means that will be employed to provide ventilation, and cooling if necessary, to provide a habitable interior environment.

17. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.

18. Planning Commission action on PA-15-10 shall not become final until seven (7) days following final action.

Bldg. 19. Comply with the requirements of the 2013 California Building Code, 2013 California Residential Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted, California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Areas of alteration and additions shall comply with 2013 California Green Building Standards Code section 5.303.2 and 5.303.2.

20. Submit precise grading plans, an erosion control plan, and a hydrology study.

21. Submit a soils report for this project. Soil's report recommendations shall be blueprinted on both the architectural and grading plans. For existing slopes or when new slopes are proposed, the soils report shall address how existing or new slopes will be maintained to avoid erosion or future failure.

22. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. 2013 California Building Code CRC 403.1.7.3.

23. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of six inches within the first 10 feet. CRC R401.3.

24. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or noncombustible material if they project into the 5-foot setback area from the property line. They may project a maximum of 12 inches beyond the 3-foot setback. CRC Tables R302.1 (1) and R302.1 (2).

25. Prior to the issuance of Grading Permits, the project Applicant shall provide the City of Costa Mesa Department of Building Safety with a geotechnical investigation of the project site detailing recommendations for remedial grading in order to reduce the potential of onsite soils to cause unstable conditions. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading, appropriate local grading regulations, and the recommendations of the geotechnical

consultant as summarized in a final written report, subject to review by the City of Costa Mesa Department of Building Safety.

26. During demolition, grading, and excavation, workers shall comply with the requirements of Title 8 of the California Code of Regulations, Section 1532.1, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practice by workers exposed to lead. Lead-contaminated debris and other wastes shall be managed and disposed of in accordance with the applicable provision of the California Health and Safety Code.

27. During demolition, grading, and excavation, workers shall comply with the requirements of Title 8 of the California Code of Regulations, Section 1529, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practices by workers exposed to asbestos. Asbestos-contaminated debris and other wastes shall be managed and disposed of in accordance with the applicable provision of the California Health and Safety Code.

28. All construction contractors shall comply with South Coast Air Quality Management District (SCAQMD) regulations, including Rule 403, Fugitive Dust. All grading (regardless of acreage) shall apply best available control measures for fugitive dust in accordance with Rule 403. To ensure that the project is in full compliance with applicable SCAQMD dust regulations and that there is no nuisance impact off the site, the contractor would implement each of the following:

    a. Moisten soil not more than 15 minutes prior to moving soil or conduct whatever watering is necessary to prevent visible dust emissions from exceeding 100 feet in any direction.
    b. Apply chemical stabilizers to disturbed surface areas (completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface.
    c. Water excavated soil piles hourly or covered with temporary coverings.
    d. Water exposed surfaces at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.
    e. Wash mud-covered tired and under-carriages of trucks leaving construction sites.
    f. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing project sites.
    g. Securely cover loads with a tight fitting tarp on any truck leaving the construction sites to dispose of debris.
    h. Cease grading during period when winds exceed 25 miles per hour.

Trans. 29. Construct all proposed driveway approaches to comply with city

standards.

30. Fulfill mitigation of off-site traffic impacts at the time of issuance of occupancy by submitting to the Planning Division the required traffic impact fee pursuant to the prevailing schedule of charges adopted by the City Council. The traffic impact fee is calculated including credits for all existing uses. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of building permit/certificate of occupancy based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.
31. Close unused drive approaches, or portion of, with full height curb and gutter that comply with City Standards.

Fire

32. Prior to the issuance of a Building Permit, the City of Costa Mesa Fire Department shall review and approve the project design features to assess compliance with the California Building Code and California Fire Code.
33. The project shall provide an automatic fire sprinkler system according to NFPA 13D.
34. 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.

Eng

35. 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. 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.
36. 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.
37. Obtain an encroachment permit from the Engineering Division for any work in the City public right-of-way. Pay required permit fee & cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per section 15-31 & 15-32, C.C.M.M.C. as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.
38. 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 new driveway approaches.

39. 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 Off-site Plan, including four (4) feet clear around obstructions in the sidewalk.
40. 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 at applicant's expense.
41. Fulfill Drainage Fee requirements per City of Costa Mesa Ordinance No. 06-19 prior to approval of Final Map/Approval of Plans.
42. In order to comply with the 2003 Drainage Area Management Plan (DAMP), the proposed Project shall prepare a Water Quality Management Plan conforming to the Current National Pollution Discharge Elimination System (NPDES) and the Model WQMP, using latest version of template dated August 2011, shall be prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.

    a) A WQMP (Priority or Non-Priority) shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.

    b) Location of BMPs shall not be within the public right-of-way.

SPECIAL DISTRICT REQUIREMENTS

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.
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 (949) 645-8400 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 (949) 645-8400 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.

AQMD

7. Applicant shall contact the Air Quality Management District (AQMD) at

(800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.

Water	8.	Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District.
School	9.	Pay applicable Newport Mesa Unified School District fees to the Building Division prior is issuance of building permits.
State	10.	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.
Cable	11.	The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-15-10 AND TENTATIVE TRACT MAP TT-17870 FOR PROPERTY LOCATED AT 2366 ORANGE AVENUE

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

WHEREAS, an application was filed by Eric Trabert of E.T.A. Residential Design, representing Kings Road Partners LLC, the property owner, requesting approval of the following:

1. ***Planning Application PA-15-10:*** Design Review to construct a 6-unit, two-story, detached residential development on a 23,159 square foot lot (.53 acres) with the following:
    a. Administrative adjustment from front yard setback for Lot 6/ Plan C (20 feet required; 12 feet proposed off of Norse Avenue).
    b. Minor modification for front yard setback for a front porch on Lot 1/ Plan A (20 feet required; 16 feet proposed).
2. ***Tentative Tract Map TT-17870:*** A Residential Small Lot Subdivision consisting of six fee simple lots.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 22, 2015, with all persons having the opportunity to speak for and against the proposal.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, the Planning Commission hereby **DENIES** Planning Application PA-15-10 and Tentative Tract Map TT-17870.

PASSED AND ADOPTED this 22nd day of June, 2015.

Robert L. Dickson Jr., Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on June 22nd, 2015 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Claire L. Flynn, Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (DENIAL)

A. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(14) in that:

Finding: The project does not comply with the City of Costa Mesa Zoning Code or 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.

Finding: The visual prominence associated with the construction of two-story homes in a predominately one-story neighborhood has not been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid long unarticulated two-story walls.

Finding: The proposed development plan and subdivision does not meet the broader goals of the General 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.

B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(1) in that:

Findings:

- Because of special circumstances applicable to the property, the strict application of development standards does not deprive the property of privileges enjoyed by others in the vicinity.
- The deviations constitutes a grant of special privileges inconsistent with other properties in the vicinity.
- The granting of the deviations will allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

C. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(6) in that:

Findings:

- The improvement will 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.
- The improvement is not compatible and does not enhance the architecture and design of the existing and anticipated development in the vicinity. This includes the site planning, land coverage, landscaping, appearance, scale of structures, open space, and any other applicable features relative to a

compatible and attractive development.

D. The subdivision of the property for a residential common interest development is not consistent with the City's General Plan and Zoning Code.

E. The Costa Mesa Planning Commission has denied Planning Application PA-15-10 and Tentative Tract Map TT-17870. 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.

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

RS CALIFORNIA GREEN CODE 2013

SITE DEVELOPMENT - CGBSC 4.106.3

1. CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXAMPLES OF METHODS TO MANAGE SURFACE WATER INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
   1.1 SWALES
   1.2 WATER COLLECTION AND DISPOSAL SYSTEMS
   1.3 TRENCH DRAINS
   1.4 WATER RETENTION GARDENS

INDOOR WATER USE - CGBSC 4.303

1. INDOOR WATER FIXTURES MUST INCORPORATE THE FIXTURE FLOW RATES OF SECTION 4.303

OUTDOOR WATER USE - CGBSC 4.304.1

1. IRRIGATION CONTROLLERS MUST BE WEATHER (RAIN SENSOR) OR SOIL MOISTURE BASED CONTROLLERS.

RODENT PROOFING - CGBSC 4.406.1

1. OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE THE ENFORCING AGENCY.

CONSTRUCTION WASTE REDUCTION - CGBSC 4.408

1. A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED AT PLAN CHECK AND COMPLY WITH THE ORANGE COUNTY MANDATORY CONSTRUCTION AND DEMOLITION RECYCLING POLICY AND PROGRAM.

BUILDING MAINTENANCE AND OPERATION - CGBSC 4.410

AT FINAL INSPECTION, A MANUAL ON BUILDING MAINTENANCE AND OPERATION MUST BE PROVIDED, WHICH INCLUDES ALL OF THE FOLLOWING:

1. OPERATION AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT AND APPLIANCES.
2. ROOF AND YARD DRAINAGE INCLUDING GUTTERS AND DOWNSPOUTS.
3. SPACE CONDITIONING SYSTEMS INCLUDING CONDENSERS AND AIR FILTERS.
4. LANDSCAPE AND IRRIGATION SYSTEMS.
5. WATER REUSE SYSTEMS.
6. RECYCLE PROGRAMS AND LOCATIONS.
7. PUBLIC TRANSPORTATION AND CARPOOL OPTIONS.
8. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF MAINTAINING INDOOR RELATIVE HUMIDITY BETWEEN 30 AND 60 PERCENT.
9. INFORMATION ABOUT WATER CONSERVING LANDSCAPE AND IRRIGATION DESIGN.
10. IMPORTANCE OF GUTTERS AND DOWNSPOUTS AND DIVERTING WATER AT LEAST 5 FT. FROM BUILDINGS.
11. INFORMATION ON ROUTINE MAINTENANCE SUCH AS CAULKING, PAINTING, GRADING, ETC.
12. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS.
13. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY.

FIREPLACES - CGBSC 4.503

1. GAS FIREPLACE MUST BE OF THE DIRECT-VENT SEALED-COMBUSTION CHAMBER TYPE.

POLLUTION CONTROL - CGBSC 4.504

1. ALL DUCT AND RELATED DISTRIBUTION COMPONENT OPENINGS MUST BE COVERED WITH TAPE OR OTHER APPROVED MEANS TO PREVENT DUST ACCUMULATION.
2. ADHESIVES, SEALANTS, AND CAULKS MUST MEET MINIMUM VOC LIMITS (SEE VOC LIMITS HANDOUT).
3. PAINTS AND COATINGS MUST MEET MINIMUM VOC LIMITS (SEE VOC LIMITS HANDOUT).
4. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(a)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(c)(2) AND (d)(2) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520.
5. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
6. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
7. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCs (SPECIFICATION 01350).
8. NSF/ANSI 140 AT THE GOLD LEVEL
9. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD.
10. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM.
11. ALL CARPET ADHESIVE SHALL MEET MINIMUM VOC LIMITS (SEE VOC LIMITS HANDOUT).
12. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RCFI) FLOOR SCORE PROGRAM.
13. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN THE TABLE 4.504.5
14. DOCUMENTATION FOR THE ITEMS LISTED ABOVE MUST BE MADE AVAILABLE TO YOUR INSPECTOR UPON REQUEST.

INTERIOR MOISTURE CONTROL - CGBSC 4.505

1. A CAPILLARY BREAK SHALL BE INSTALLED AND SHALL CONSIST OF THE FOLLOWING: A 4-INCH THICK BASE OF 1/2-INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE ACI 302.2R-06. AN EQUIVALENT SLAB DESIGN BY A DESIGN PROFESSIONAL IS ACCEPTABLE.

MOISTURE CONTENT OF BUILDING MATERIALS - CGBSC 4.505.3

1. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED.
2. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT.
3. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:
   3.1 MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER.
   3.2 MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
   3.3 AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION PROVIDED IMMEDIATELY PRIOR TO ENCLOSURE OF THE WALL AND FLOOR FRAMING.
4. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES.
5. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURER'S DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

INDOOR AIR QUALITY & EXHAUST - CGBSC 4.506

1. FOR BATHROOMS CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION, A MECHANICAL EXHAUST FAN WHICH EXHAUSTS DIRECTLY FROM THE BATHROOM MUST BE INSTALLED.
2. FANS MUST BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
3. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.
   3.1 HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.

ENVIRONMENTAL COMFORT - CGBSC 4.507

1. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
   1.1 THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ACCA MANUAL J, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE METHODS.
   1.2 DUCT SYSTEMS ARE SIZED ACCORDING TO ACCA 29-D MANUAL D, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE METHODS.
   1.3 SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S MANUAL S OR OTHER EQUIVALENT DESIGN SOFTWARE METHODS.
   1.4 USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE ACCEPTABLE.

TABLE 4.504.5
FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT	JANUARY 1, 2012	JULY 1, 2012
Hardwood plywood veneer core	0.05		
Hardwood plywood composite core	0.08		0.05
Particleboard	0.09		
Medium density fiberboard	0.11		
Thin medium density fiberboard[2]	0.21	0.13	

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333-96(2002). For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of 8 millimeters.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) NOTES

Notes must be shown as worded, on the title sheet of the plan

1. In the case of emergency, call DOUG DECINCES at Work Phone ______ # or Home Phone (949) 417-4282.

2. Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable.

3. Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tacking, or wind.

4. Appropriate BMP's for construction-related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.

5. Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.

6. All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.

7. At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.

8. Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants off the site. Discharges of material other than stormwater only when necessary for performance and completion of construction practices and where they do not: cause or contribute to a violation of any water quality standard; cause or threaten to cause pollution, contamination, or nuisance; or contain a hazardous substance in a quantity reportable under Federal Regulations 40 CFR Parts 117 and 302.

9. Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or floatable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and superchlorinated potable water line flushing.

During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.

10. Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.

11. Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward desilting facilities.

12. The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.

13. The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.

14. The permittee shall notify all general contractors, subcontractors, material suppliers, lessees, and property owners: that dumping of chemicals into the storm drain system or the watershed is prohibited.

15. Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.

16. All removable erosion protective devices shall be in place at the end of each working day when the 5-Day Rain Probability Forecast exceeds 40%.

17. Sediments from areas disturbed by construction shall be retained on site using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities of adjacent properties via runoff, vehicle tracking, or wind.

18. Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented and retained on site to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff.

NOTES

1. CONSTRUCTION PLANS & CALCULATIONS SHALL COMPLY WITH ALL OF THE REQUIREMENTS OF THE C.B.C. 2013 EDITION, C.E.C. 2013 EDITION, C.M.C. 2013 EDITION, C.P.C. 2013 EDITION, CA ENERGY 2008 EDITION & CALGREEN CODE 2013 EDITION.

2. SEPARATE PERMIT IS REQUIRED FOR EACH BUILDING OR STRUCTURE; E.G., FENCE WALLS, RETAINING WALLS, INDOOR/ OUTDOOR SWIMMING POOLS & SPAS. (BLDG. ORDINANCE)

3. MUST OBTAIN APPROVAL FROM CITY'S ENGINEERING DEPT. PRIOR TO PERMIT ISSUANCE.

4. ENGINEERING DEPT. APPROVAL OF OFF-SITE ACCESS AND WATER QUALITY BMPP IF APPLICABLE PRIOR TO PERMIT ISSUANCE.

5. PER SECTION 301.1.1 CALGREEN AND CIVIL CODE 1101.3(c), ALL NON-COMPLIANT PLUMBING FIXTURES WITHIN THIS RESIDENCE SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES. BUILDING FINALED ON OR AFTER 01/01/94 ARE EXEMPT FROM THIS REQUIREMENT.

DEFERRED SUBMITTALS

A. FIRE SPRINKLERS

B. ROOF TRUSS DESIGN, CALCULATIONS & SHOP DRAWINGS

NOTE:
THE ENGINEER OF RECORD SHALL REVIEW THE DEFERRED SUBMITTALS, VERIFY THEIR CONFORMANCE WITH THE BUILDING DESIGN AND CERTIFY PRIOR TO SUBMITTAL FOR PLAN REVIEW.

CONSULTANTS

LANDSCAPE ARCHITECT
INSTANT LANDSCAPES
BILL O'HARA
24551 CHRISANTA DRIVE
MISSION VIEJO, CA 92691
(949) 745-4881

CIVIL ENGINEERING
ROBIN B. HAMERS and ASSOC., INC.
ROBIN B HAMERS
234 E. 17TH STREET, SUITE 205
COSTA MESA, CA 92627
949-548-1192

STRUCTURAL ENGINEERING
ROBERT ARMANI, INC
ROBERT ARMANI
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ENERGY ENGINEER
AERO ENERGY
TERRY STATUM
15434 Shelton Dr.
Lake Mathews, CA 92570
(951) 776-4140

SCOPE OF WORK

NEW 6 UNITS OF TWO-STORY SINGLE FAMILY DWELLING (16,969 SQ.FT.)

UNIT A

LIVING AREA	2,617 SQ.FT.
GARAGE AREA	441 SQ.FT.
# OF BEDROOMS	4 + BONUS RM
# OF BATHROOMS	4
# OF PARKING SPACES	2 IN GARAGE AND 2 ON-SITE

UNIT B1-A

LIVING AREA	2,265 SQ.FT.
GARAGE AREA	427 SQ.FT.
# OF BEDROOMS	3 + LOFT
# OF BATHROOMS	4
# OF PARKING SPACES	2 IN GARAGE AND 2 ON-SITE

UNIT B2-A

LIVING AREA	2,269 SQ.FT.
GARAGE AREA	427 SQ.FT.
# OF BEDROOMS	3 + LOFT
# OF BATHROOMS	4
# OF PARKING SPACES	2 IN GARAGE AND 2 ON-SITE

UNIT B1-B

LIVING AREA	2,269 SQ.FT.
GARAGE AREA	427 SQ.FT.
# OF BEDROOMS	3 + LOFT
# OF BATHROOMS	4
# OF PARKING SPACES	2 IN GARAGE AND 2 ON-SITE

UNIT B2-B

LIVING AREA	2,269 SQ.FT.
GARAGE AREA	427 SQ.FT.
# OF BEDROOMS	3 + LOFT
# OF BATHROOMS	4
# OF PARKING SPACES	2 IN GARAGE AND 2 ON-SITE

UNIT C

LIVING AREA	2,704 SQ.FT.
GARAGE AREA	427 SQ.FT.
# OF BEDROOMS	4 + BONUS RM
# OF BATHROOMS	5
# OF PARKING SPACES	2 IN GARAGE AND 2 ON-SITE

BUILDING DATA

GOVERNING AUTHORITY	CITY OF COSTA MESA, CA
GOVERNING CODE	2013 C.B.C. 2013 C.R.C. 2013 C.E.C. 2013 C.M.C. 2013 C.P.C. 2013 C. ENERGY CODE 2013 CALGREEN AND LOCAL AMENDMENTS BY THE CITY OF COSTA MESA
OCCUPANCY GROUP	R3/U
CONSTRUCTION TYPE	VB
APN No.	119-092-43
TRACT / LOT	300 / 108

CITY OF COSTA MESA & STATE OF CALIFORNIA ADOPTED AMENDMENTS

LOT COVERAGE CALCULATION

SITE AREA	23,154 SQFT.
BUILDING COVERAGE	(46 %) = 10,668 SQFT.
OPEN SPACE AREA 7526	([illegible]T. 33%
DRIVEWAY & OPEN PARKING AREA	(30 %) = 6,876 SQFT.

NOTE: BUILDING FOOTPRINT & AREA UNDER THE ROOF EAVES & SOLID ROOFS ARE INCLUDED IN THE CALCULATION OF THE BUILDING COVERAGE

VICINITY MAP

INDEX OF SHEETS

1	COVER SHEET
2	SITE PLAN
3	UNIT A (FLOOR PLANS AND ROOF PLAN)
4	UNIT A (ELEVATIONS)
5	UNITS B1-A & B1-B (FLOOR PLANS AND ROOF PLAN)
6	UNIT B1-A (ELEVATIONS)
7	UNIT B1-B (ELEVATIONS)
8	UNIT B2 (FLOOR PLANS AND ROOF PLAN)
9	UNIT B2 (ELEVATIONS)
10	UNIT C (FLOOR PLANS)
11	UNIT C (ROOF PLAN)
12	UNIT C (ELEVATIONS)
1	TENTATIVE TRACT AND PRELIMINARY GRADING PLAN
T-1	TITLE SHEET
L-1	LANDSCAPE PLAN (ORANGE)
L-2	LANDSCAPE PLAN (NORSE)
L-3	LANDSCAPE PLAN (MIDDLE)

ERIC TRABERT & ASSOCIATES

E.T.A. RESIDENTIAL DESIGN

9521 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618

TEL 949 861 2244
FAX: 949 861 2233
www.etadesign.com

DOUG DECINCES
2366 ORANGE AVENUE
COSTA MESA, CA 92627
APN: 119-092-43

Attachment 5: Project Plans/Elevations/Perspectives

OWNER
DOUG DECINCES
12 STRAWBERRY FARMS RD
IRVINE, CA 92612
(949) 417-4282

PROJECT ADDRESS
TRACT-300 LOT-108
2366 ORANGE AVENUE
COSTA MESA, CA 92627

DATE 01.05.2015

APPROVED

REVISIONS △1 5-18-15 PLANNING DEPT PC1 - ET / CT

Doug DeCinces
Tract 300, Lot 108
Costa Mesa, CA

STYLE -

DRAWN BY: JT

JOB NO. 01-CVR-DECINCES

SCALE NOT TO SCALE

SHEET 1

PLOT DATE 6/1/2015 10:28:48 AM, ETA-3

NOT FOR CONSTRUCTION

ERIC TRABERT & ASSOCIATES
E.T.A.
9521 IRVINE CENTER DRIVE
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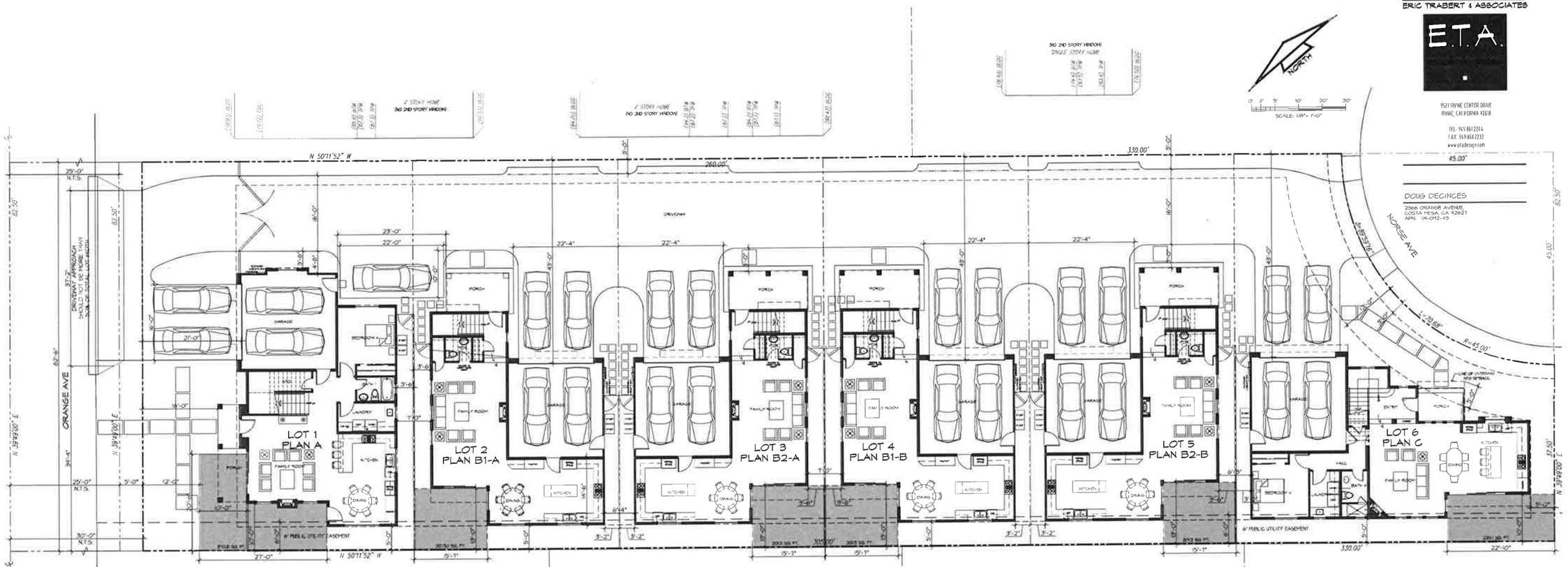
TEL: 949 861 2244
FAX: 949 861 2233
www.etadesign.com

DOUG DECINCES
2366 ORANGE AVENUE
COSTA MESA, CA 92627
APN: 114-092-43

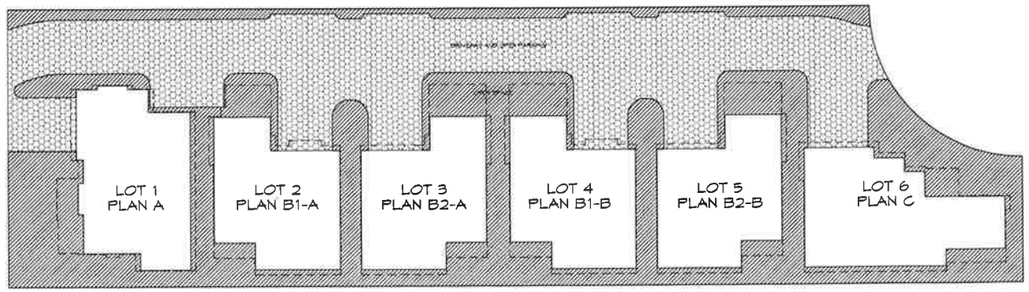


SITE PLAN

SITE AREA CALCULATIONS

LEGEND

- OPEN SPACE (33.00 %) = 1328.00 SQFT.
- DRIVEWAY AND OPEN PARKING (30.00 %) = 6875.00 SQFT.
- BUILDING COVERAGE (46.00 %) = 10868 SQFT.



SITE NOTES

1. SEPARATE PERMIT IS REQUIRED FOR EACH BUILDING OR STRUCTURE (I.E., FENCE WALLS, RETAINING WALLS, INDOOR/ OUTDOOR SWIMMING POOLS & SPAS. (BLDG. ORDINANCE)
2. TEMPORARY INGRESS-EGRESS, STOCKPILING MATERIALS, LANDSCAPING, DRIVE APPROACHES AND/OR UTILITY INSTALLATION WITHIN PUBLIC RIGHT OF WAY REQUIRES AN ENCROACHMENT PERMIT.
3. PROVIDE HOUSE STREET NUMBER VISIBLE & LEGIBLE FROM STREET. NUMBERS SHALL BE OF NON-COMBUSTIBLE MATERIALS IN SPECIAL FIRE PROTECTION AREAS, SHALL BE A MINIMUM 4" HIGH AND ILLUMINATED AT NIGHT, PER OCFA GUIDELINE B-09.
4. FOOTINGS AT TREE LOCATIONS MUST BE BOARD FORMED TO ELIMINATE BOIL OVER, AND ALL EXTRANEOUS CONCRETE MUST BE REMOVED FROM THE PROJECT SITE
5. ALL SEWER COLLECTION SYSTEMS, WATER AND/OR GAS DISTRIBUTION SYSTEMS ARE PUBLIC.
6. EDISON COMPANY APPROVAL IS REQUIRED FOR METER LOCATION PRIOR TO INSTALLATION.
7. GATES N FENCES IMPEDING FIREFIGHTER ACCESS TO THE STRUCTURE SHALL BE PROVIDED WITH A KNOX BOX (OR A KEY SWITCH IF THE GATE IS ELECTRICALLY OPERATED) TO ALLOW ACCESS TO THE STRUCTURE, PER CFC 5031.1
8. THE ADDRESS NUMBERS SHALL BE A MINIMUM 4" HIGH AND ILLUMINATED AT NIGHT, PER OCFA GUIDELINE B-09
9. ABS AND PVC INSTALLATIONS ARE LIMITED TO RESIDENTIAL CONSTRUCTION NOT MORE THAN TWO (2) STORIES IN HEIGHT.
10. PROPERTY MARKERS MUST BE VISIBLE AT ALL THE TIME OF INSPECTION OR SURVEY WILL BE REQUIRED.
11. ALL WALLS, GATES, FENCES & PILASTERS OUTSIDE BUILDING ENVELOPE CANNOT EXCEED 6'-0" ABOVE EXISTING NATURAL GRADE
12. THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN A NECESSARY PERMIT FROM STATE OF CALIFORNIA, DIVISION OF INDIVIDUAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.
13. GENERAL CONTRACTOR SHALL SCHEDULE A PRE-GRADE MEETING WITH THE CITY INSPECTOR, ARCHITECT, GEOTECHNICAL ENGINEER, CIVIL ENGINEER & GRADING CONTRACTOR AT THE SITE PRIOR TO THE START OF GRADING.

SITE FOOTAGE NOTES

GROSS LOT AREA	23,594.00 SQFT.

FOOTAGE NOTES

		LIVING (SQFT) 1ST FLOOR	LIVING (SQFT) 2ND FLOOR	GARAGE (SQFT)	TOTAL
PLAN A	4 BEDROOMS + DENS/RM	1,171	1,440	441	3,050
PLAN B-A	3 BEDROOMS + LOFT	951	1,309	421	2,842
PLAN B2-A	3 BEDROOMS + LOFT	951	1,312	421	2,890
PLAN B-B	3 BEDROOMS + LOFT	951	1,312	421	2,890
PLAN B2-B	3 BEDROOMS + LOFT	951	1,312	421	2,890
PLAN C	4 BEDROOMS + DENS/RM	1,172	1,351	421	3,144
	TOTAL LIVING AREA = 14,316			2,516	16,952

OWNER

DOUG DECINCES
12 STRAWBERRY FARMS RD
IRVINE, CA 92612
(949) 417-4280

JOB ADDRESS

2366 ORANGE AVENUE,
COSTA MESA, CA 92627

LEGAL DESCRIPTION

TRACT 300 - LOT 108
APN 114-092-43

DESCRIPTION OF WORK

PROPOSED NEW 6 UNITS OF TWO-STORY SINGLE FAMILY DWELLING

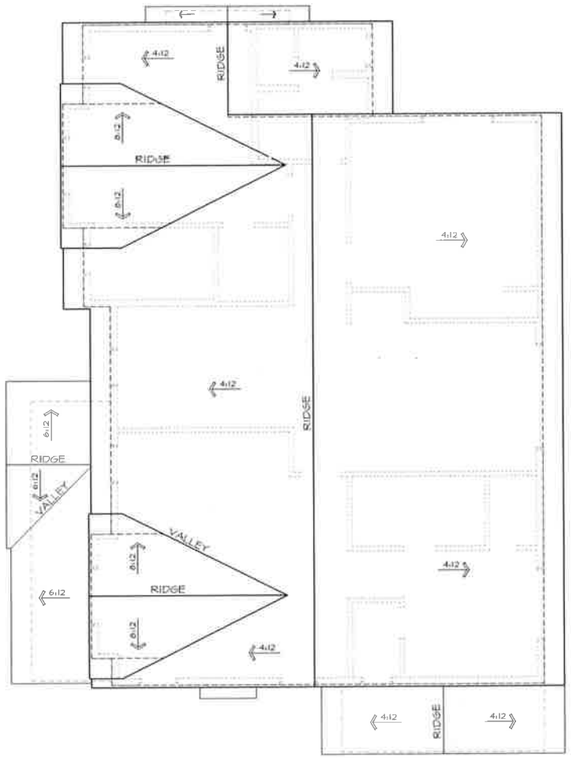
PROJECT DATA

SITE AREA	23,594 SQFT.
NO. OF UNITS	6
PARKING	4 SPACES EACH UNIT (2 IN GARAGE AND 2 ON-SITE)
GUEST PARKING	6
BUILDING COVERAGE	(46.00 %) = 10868 SQFT.
OPEN SPACE AREA	(33.00 %) = 1328 SQFT.
DRIVEWAY & OPEN PARKING AREA	(30.00 %) = 6875 SQFT.

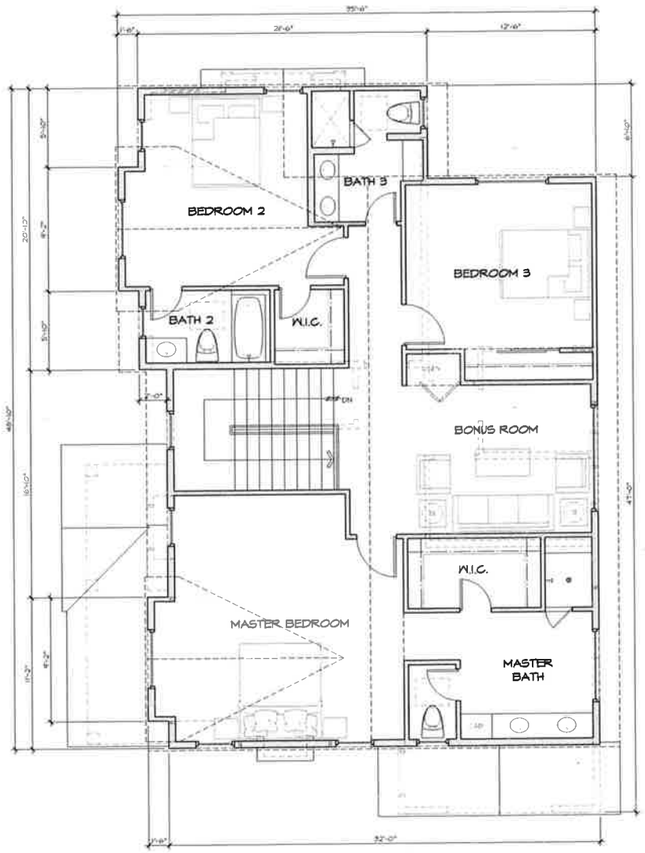
DATE 01.05.2015
APPROVED
REVISIONS 1 5-18-15 PLANNING DEPT PCI - ET / GT

STYLE: -
DRAWN BY JT
JOB NO 02-SP-DECINCES
SCALE 1/8"= 1'-0"
SHEET 2
PLOT DATE 6/10/2015 2:11:34 PM, ETA-3

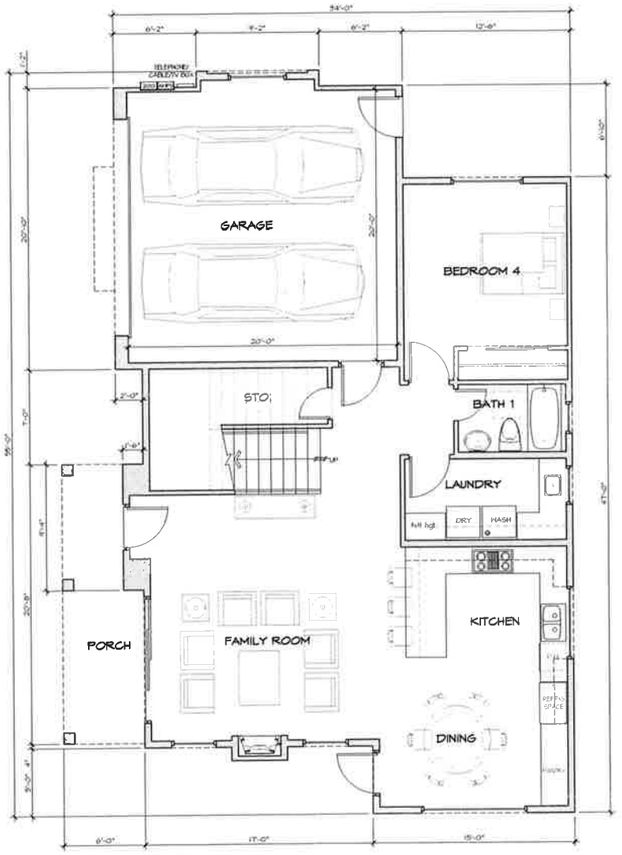
NOT FOR CONSTRUCTION



UNIT A
ROOF PLAN



UNIT A
SECOND FLOOR PLAN
LIVING - (1455 SQFT)



UNIT A
FIRST FLOOR PLAN
LIVING - (1171 SQFT)
GARAGE - (441 SQFT)

ERIC TRABERT & ASSOCIATES
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9521 IRVINE CENTER DRIVE
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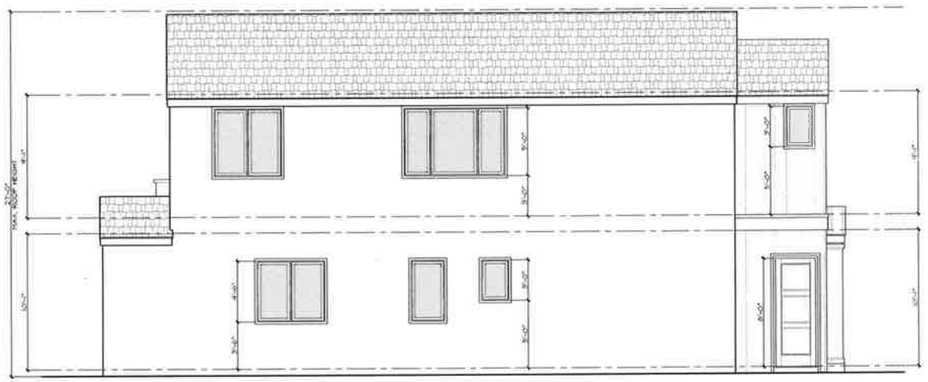
DOUG DECINCES
2366 ORANGE AVENUE
COSTA MESA, CA 92627
APN: 141-012-45

FIRST & SECOND FLOOR PLAN
ROOF PLAN
(UNIT A)

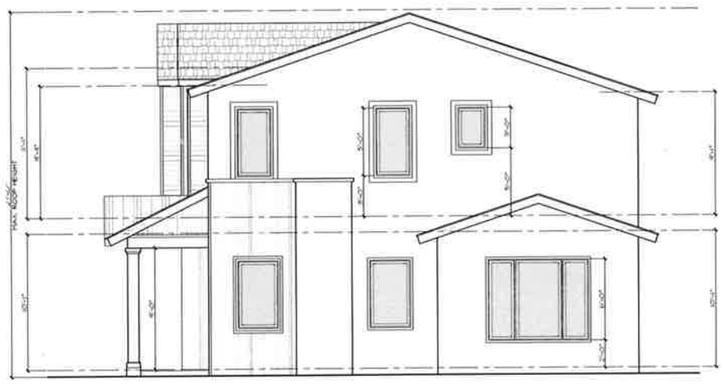
DATE 01.05.2015
APPROVED
REVISIONS

STYLE: -
DRAWN BY: JT
JOB NO 09-FF-DECINCES
SCALE 1/4"= 1'-0"
SHEET 3
PLOT DATE 6/1/2015 10:30:02 AM, ETA-3

NOT FOR CONSTRUCTION



REAR ELEVATION (UNIT A)



RIGHT ELEVATION (UNIT A)

LEFT ELEVATION (UNIT A)

FRONT ELEVATION (UNIT A)

ERIC TRABERT & ASSOCIATES

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RESIDENTIAL DESIGN

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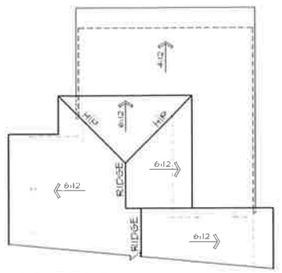
DOUG DECINCES
2366 ORANGE AVENUE,
COSTA MESA, CA 92627
APN: 119-042-45

ELEVATIONS (UNIT A)

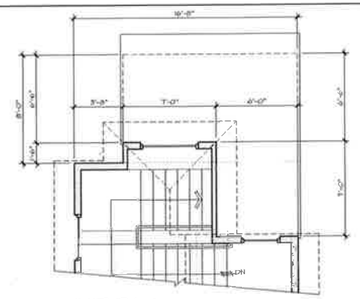
DATE 01.05.2015
APPROVED
REVISIONS

STYLE: -
DRAWN BY: JT
JOB NO 04-A_ELE-DECINCES
SCALE 1/4"= 1'-0"
SHEET 4
PLOT DATE 6/1/2015 10:30:35 AM, ETA-3

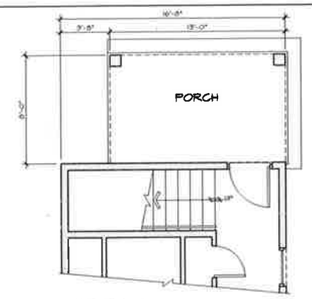
NOT FOR CONSTRUCTION



UNIT B1-A
ROOF PLAN

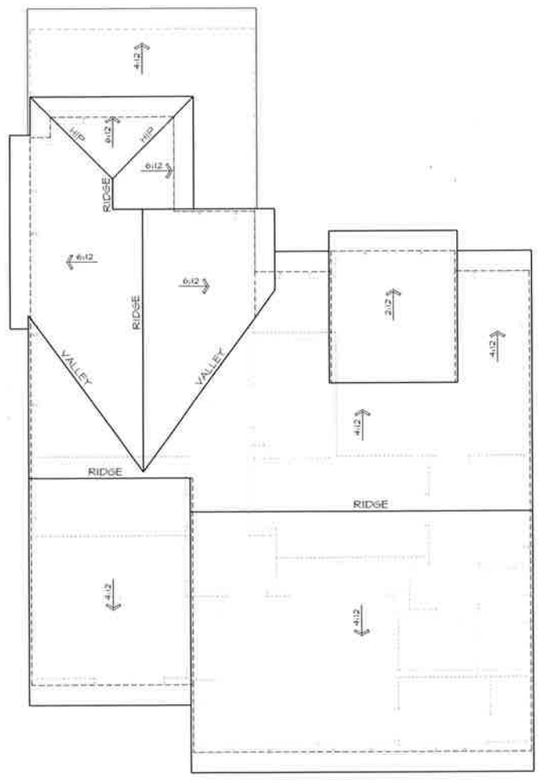


UNIT B1-A
SECOND FLOOR PLAN

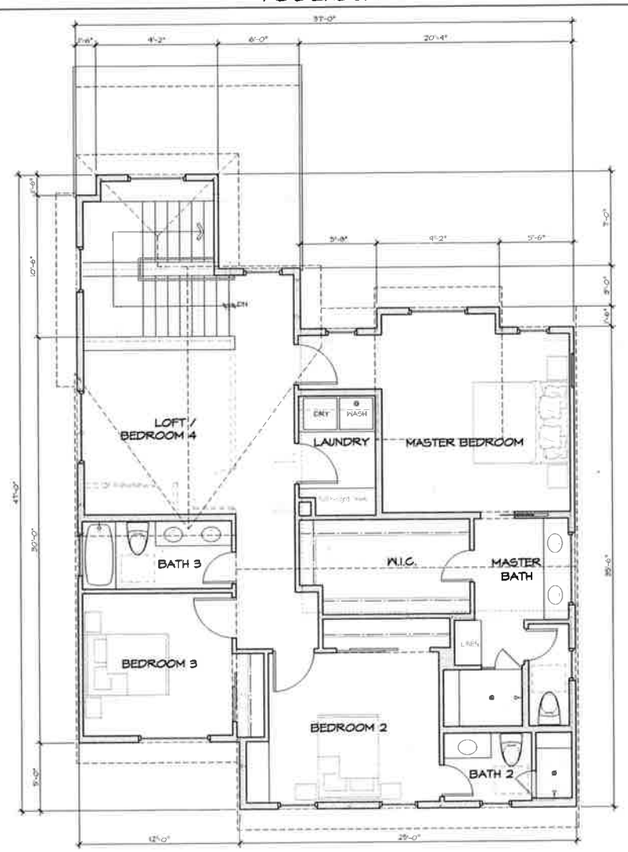


UNIT B1-A
FIRST FLOOR PLAN

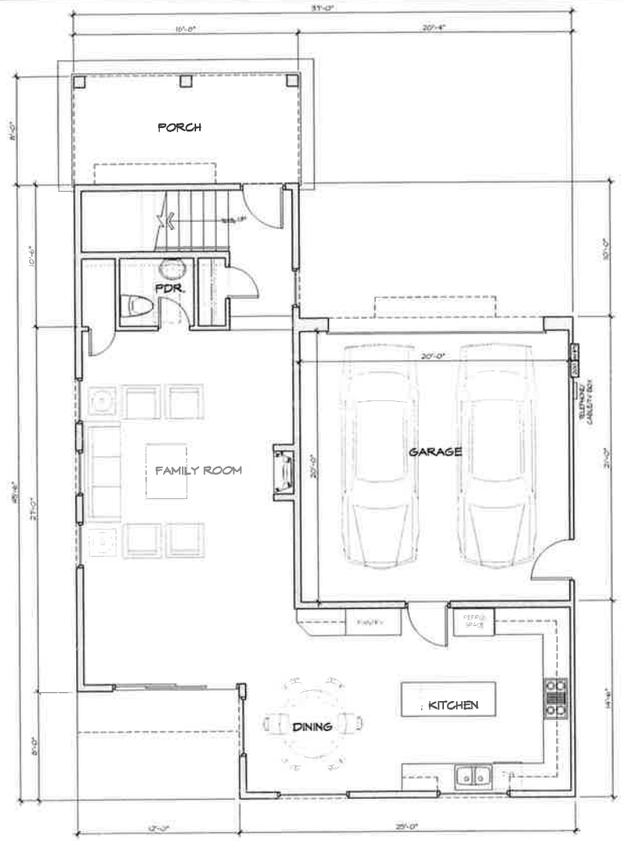
ADDENDUM



UNIT B1-B
ROOF PLAN



UNIT B1-B
SECOND FLOOR PLAN
LIVING - (1255 SQFT)



UNIT B1-B
FIRST FLOOR PLAN
LIVING - (951 SQFT)
GARAGE - (427 SQFT)

ERIC TRABERT & ASSOCIATES
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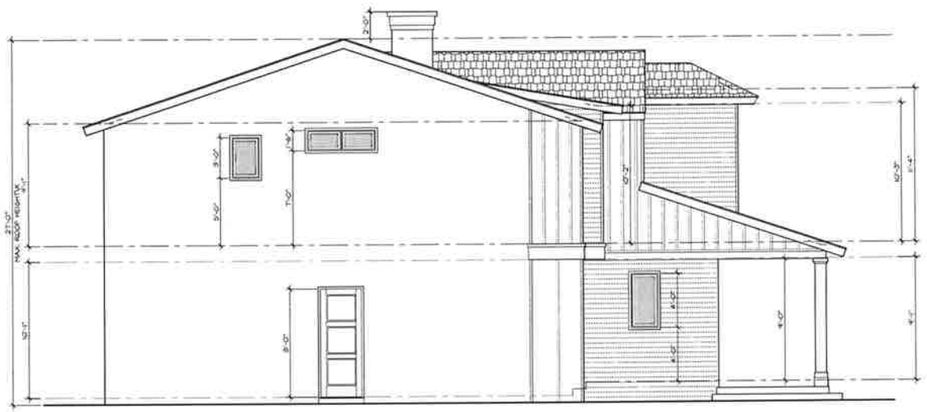
DOUG DECINCES
2366 ORANGE AVENUE,
COSTA MESA, CA 92627
APN: 119-042-43

FIRST & SECOND FLOOR PLAN
ROOF PLAN
(UNITS B1-A & B1-B)

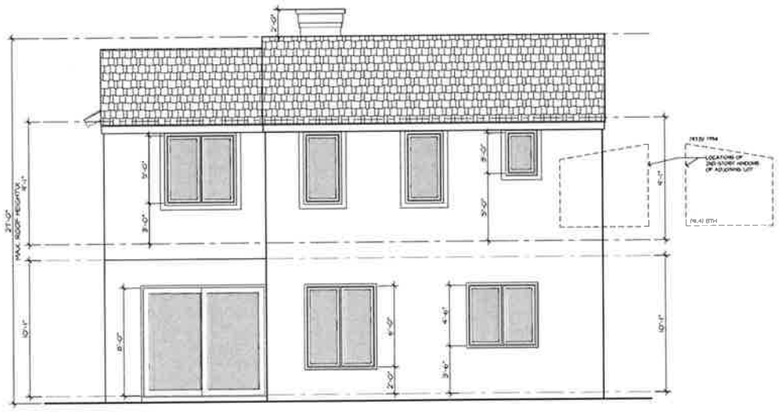
DATE 01.05.2015
APPROVED
REVISIONS

STYLE -
DRAWN BY: JT
JOB NO 05-81_PP-DECINCES
SCALE 1/4"= 1'-0"
SHEET 5
PLOT DATE 6/1/2015 10:31:07 AM_ETA-3

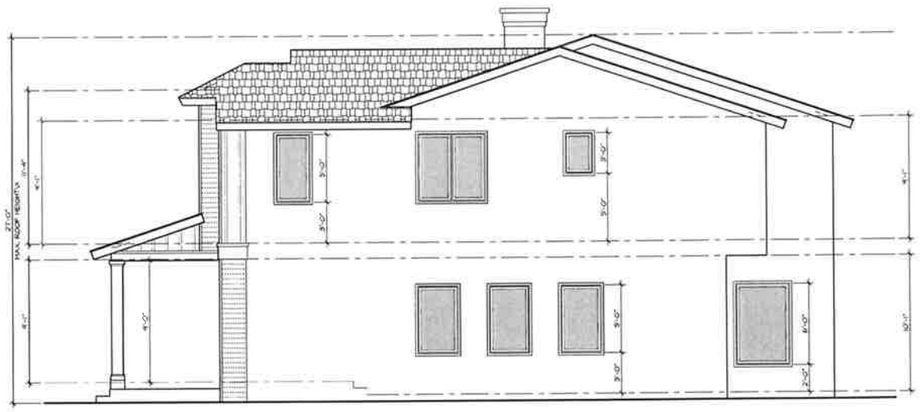
NOT FOR CONSTRUCTION



LEFT ELEVATION (PLAN B1-A)



REAR ELEVATION (PLAN B1-A)



RIGHT ELEVATION (PLAN B1-A)

FRONT ELEVATION (PLAN B1-A)

ERIC TRABERT & ASSOCIATES

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APN: 119-092-49

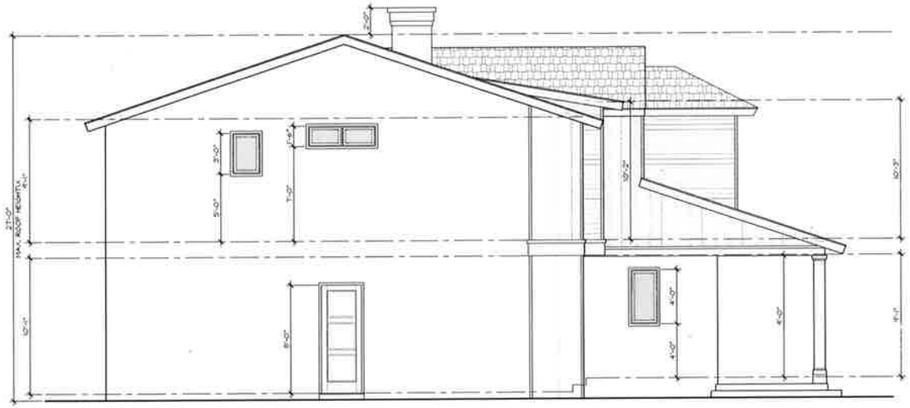
ELEVATIONS (PLAN B1-A)

DATE 01.05.2015
APPROVED
REVISIONS

FINISH FLOOR LEVEL
PLAN B1-A
FIRST FLOOR (F.F. 79.17)
SECOND FLOOR (F.F. 90.42)

STYLE -
DRAWN BY JT
JOB NO 13-01 ELE-DECINCES
SCALE 1/4"= 1'-0"
SHEET 13 of
PLOT DATE 6/10/2015 2:05:47 PM ETA-3

NOT FOR CONSTRUCTION



LEFT ELEVATION (UNIT B1)

RIGHT ELEVATION (UNIT B1-B)

FRONT ELEVATION (UNIT B1-B)

-66-

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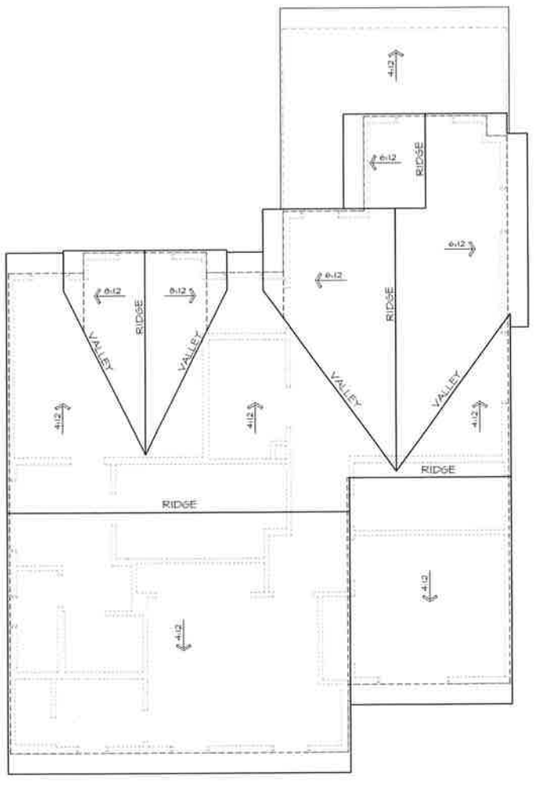
APN: 114-042-49

ELEVATIONS (UNIT B1-B)

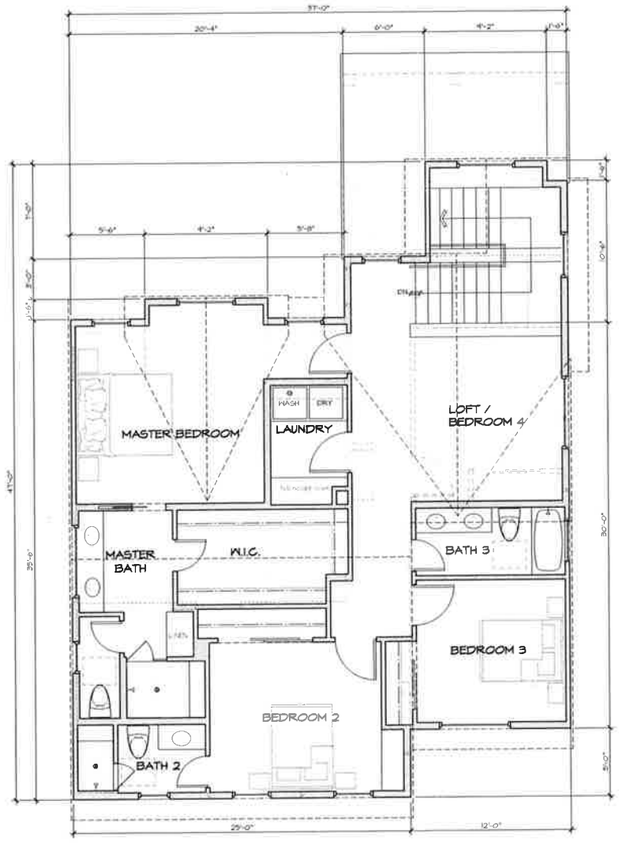
DATE 01.05.2015
APPROVED
REVISIONS

STYLE: -
DRAWN BY: JP
JOB NO 07-BN_ELE-DECINCES
SCALE 1/4"= 1'-0"
SHEET 7
PLOT DATE 6/1/2015 10:31:31 AM, ETA-3

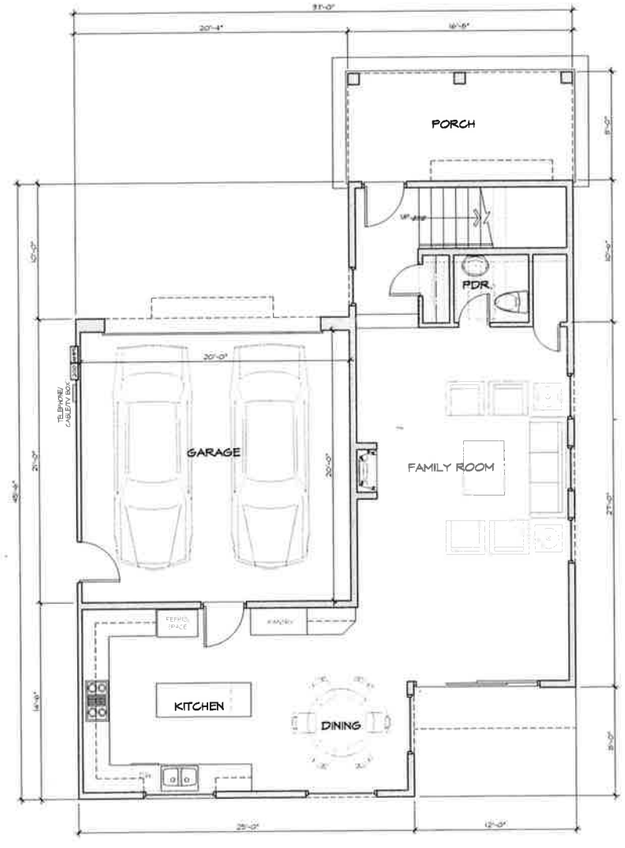
NOT FOR CONSTRUCTION



UNIT B2
ROOF PLAN



UNIT B2
SECOND FLOOR PLAN
LIVING - (1288 SQFT)



UNIT B2
FIRST FLOOR PLAN
LIVING - (957 SQFT)
GARAGE - (427 SQFT)

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DOUG DECINCES
2366 ORANGE AVENUE
COSTA MESA, CA 92627
APN: 119-092-49

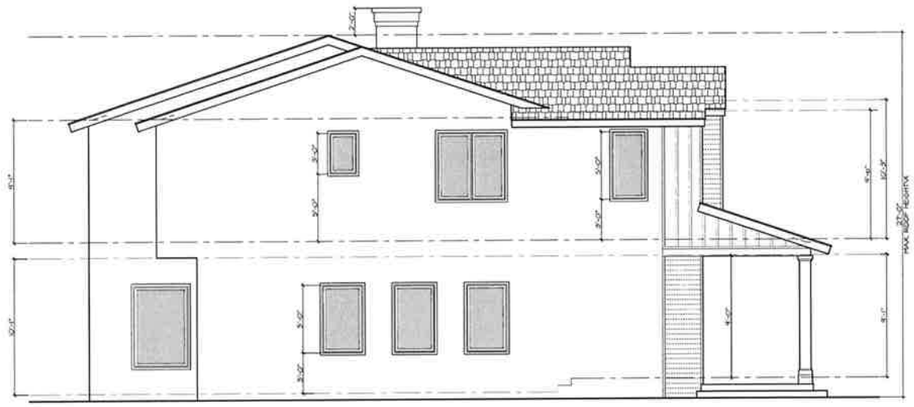
FIRST & SECOND FLOOR ROOF PLAN (UNIT B2)

DATE 01.05.2015
APPROVED
REVISIONS

STYLE -
DRAWN BY JT
JOB NO 06-B2_FRP-DECINCES
SCALE 1/4"= 1'-0"
SHEET 8
PLOT DATE 6/1/2015 10:31:53 AM, ETA-3

NOT FOR CONSTRUCTION

REAR ELEVATION (PLAN B2)



LEFT ELEVATION (PLAN B2)

RIGHT ELEVATION (PLAN B2)

FRONT ELEVATION (PLAN B2)

FINISH FLOOR LEVEL

PLAN B2-A
FIRST FLOOR (F.F. 78.77)
SECOND FLOOR (F.F. 90.02)

PLAN B2-B
FIRST FLOOR (F.F. 78.37)
SECOND FLOOR (F.F. 89.62)

ERIC TRABERT & ASSOCIATES
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DOUG DECINCES
2566 ORANGE AVENUE,
COSTA MESA, CA 92627
APN: 119-042-43

ELEVATIONS (PLAN B2)

DATE 01.05.2015
APPROVED
REVISIONS

STYLE -
DRAWN BY JT
JOB NO 20-82_ELE-DECINCES
SCALE 1/4"= 1'-0"
SHEET 9
PLOT DATE 6/10/2015 4:07:41 PM, ETA-3

NOT FOR CONSTRUCTION

ERIC TRABERT & ASSOCIATES
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FAX: 949.861.2233
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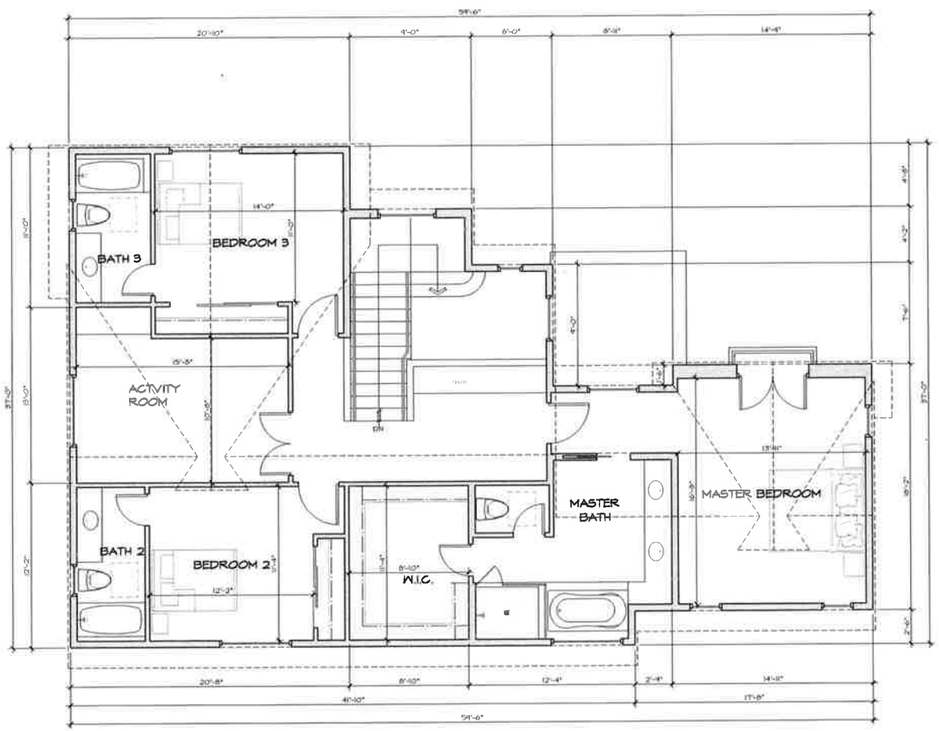
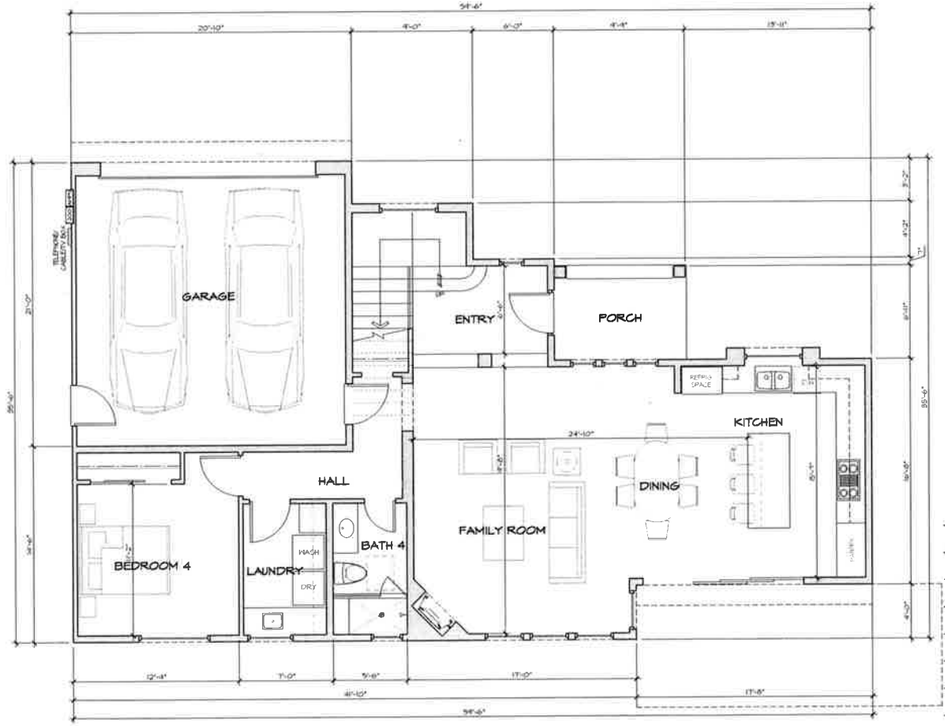
DOUG DECINCES
2366 ORANGE AVENUE,
COSTA MESA, CA 92627
APN: 119-042-43



UNIT C
SECOND FLOOR PLAN
LIVING - (1501 SQFT)



UNIT C
FIRST FLOOR PLAN
LIVING - (1184 SQFT)
GARAGE - (485 SQFT)

FIRST & SECOND FLOOR PLAN
(UNIT C)

DATE 01.05.2015
APPROVED
REVISIONS

STYLE -
DRAWN BY: JT
JOB NO. 10-C_FP-DECINCES
SCALE 1/4"= 1'-0"
SHEET 10
PLOT DATE 6/1/2015 10:32:42 AM, ETA-3

NOT FOR CONSTRUCTION

ERIC TRABERT & ASSOCIATES

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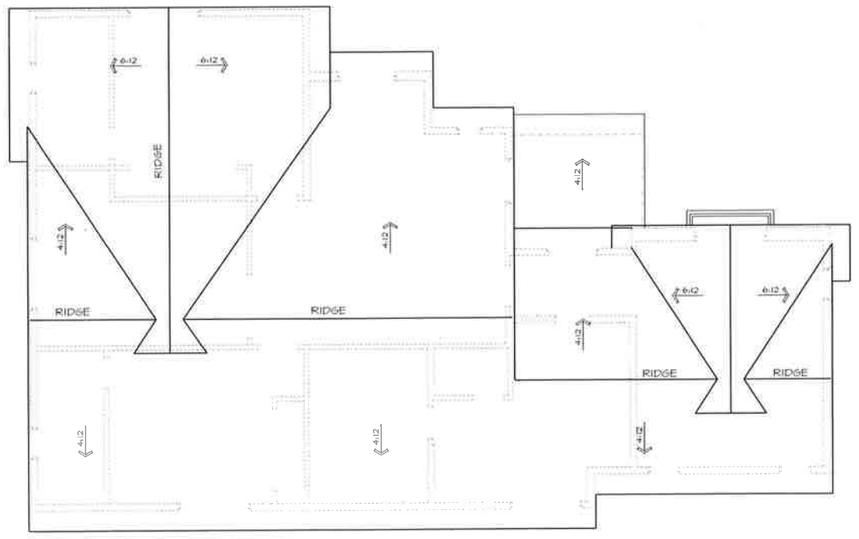
DOUG DECINCES

2366 ORANGE AVENUE,
COSTA MESA, CA 92627
APN: 119-042-43



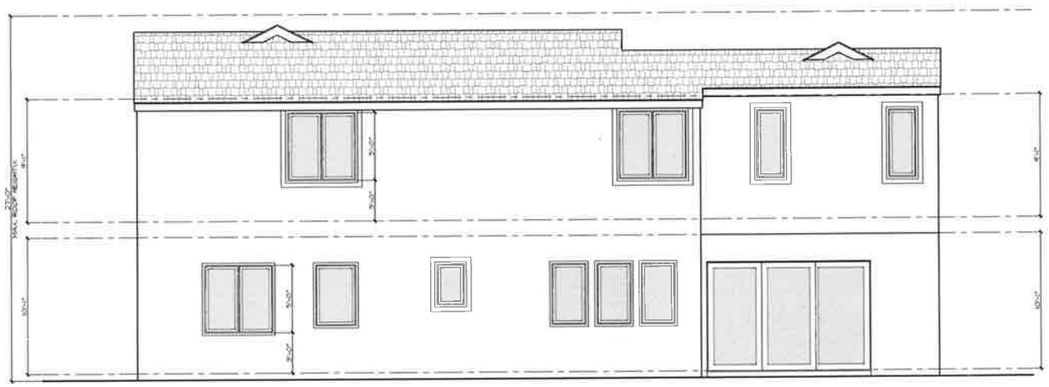
UNIT C
ROOF PLAN

ROOF PLAN
(UNIT C)

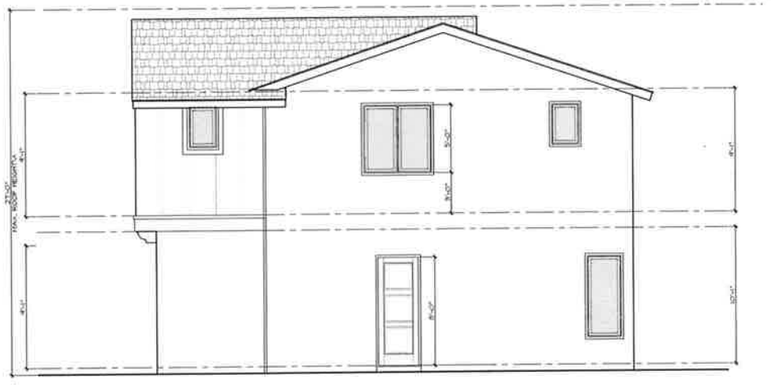
DATE 01.05.2015
APPROVED
REVISIONS

STYLE -
DRAWN BY: JT
JOB NO 11-C_RP-DECINCES
SCALE 1/4"= 1'-0"
SHEET 11
PLOT DATE 6/1/2015 10:36:38 AM, ETA-3

NOT FOR CONSTRUCTION



REAR ELEVATION (UNIT C)



RIGHT ELEVATION (UNIT C)

LEFT ELEVATION (UNIT C)

FRONT ELEVATION (UNIT C)

ERIC TRABERT & ASSOCIATES
E.T.A.
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DOUG DECINCES
2366 ORANGE AVENUE,
COSTA MESA, CA 92627
APN: 119-042-43

ELEVATIONS (UNIT C)

DATE 6.05.2015
APPROVED
REVISIONS

STYLE -
DRAWN BY JT
JOB NO 12-C_ELE-DECINCES
SCALE 1/4" = 1'-0"
SHEET 12
PLOT DATE 6/1/2015 10:37:33 AM, ETA-3

NOT FOR CONSTRUCTION

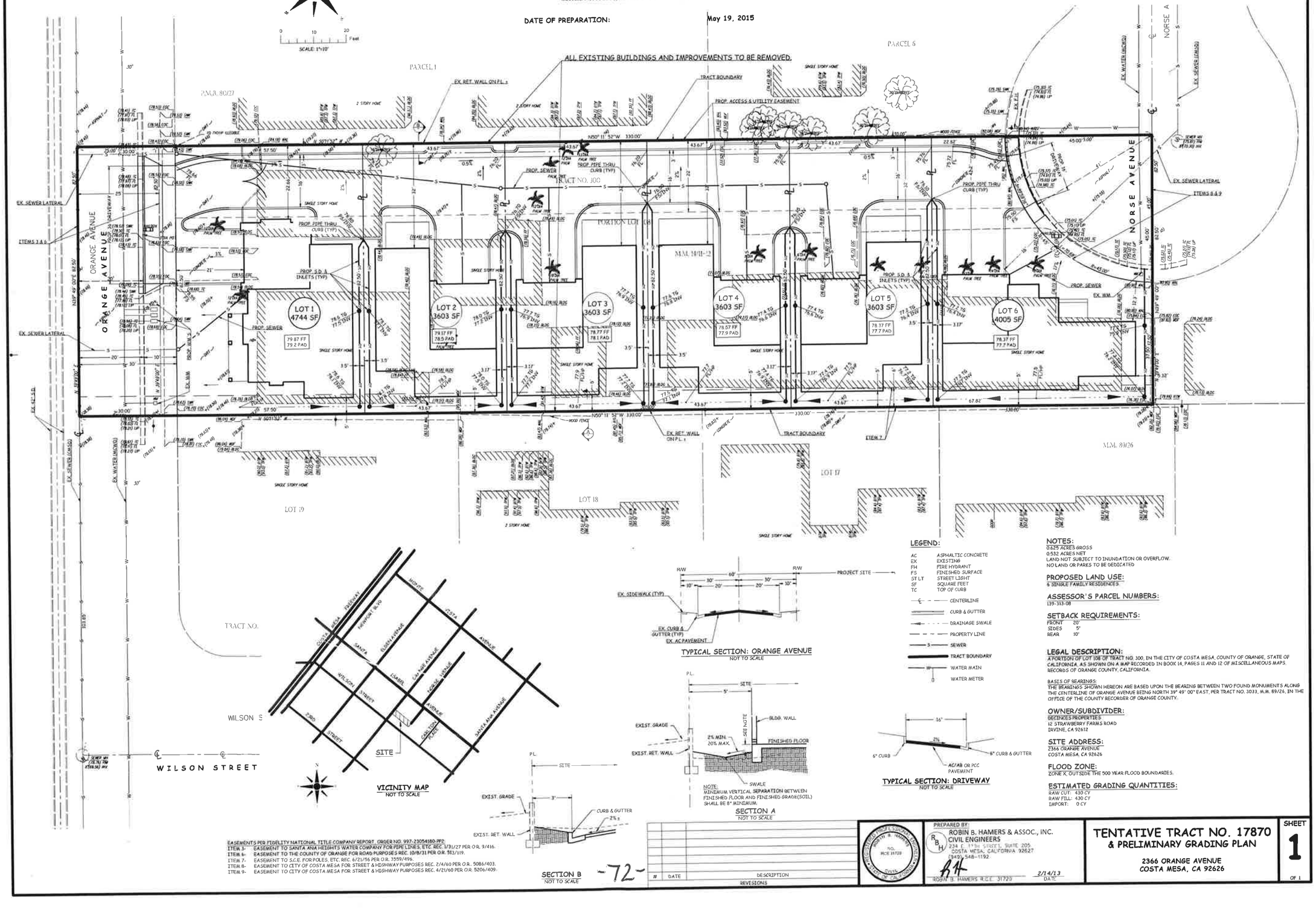
TENTATIVE TRACT NO. 17870

A PORTION OF LOT 108 OF TRACT NO. 300, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 14, PAGES 11 AND 12 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

DATE OF PREPARATION: May 19, 2015

SCALE: 1"=10'

ALL EXISTING BUILDINGS AND IMPROVEMENTS TO BE REMOVED.



VICINITY MAP
NOT TO SCALE

TYPICAL SECTION: ORANGE AVENUE
NOT TO SCALE

NOTE:
MINIMUM VERTICAL SEPARATION BETWEEN FINISHED FLOOR AND FINISHED GRADE(SOIL) SHALL BE 5" MINIMUM.

SECTION A
NOT TO SCALE

TYPICAL SECTION: DRIVEWAY
NOT TO SCALE

SECTION B
NOT TO SCALE

LEGEND:

AC	ASPHALTIC CONCRETE
EX	EXISTING
FH	FIRE HYDRANT
FS	FINISHED SURFACE
ST LT	STREET LIGHT
SF	SQUARE FEET
TC	TOP OF CURB
℄	CENTERLINE
	CURB & GUTTER
	DRAINAGE SWALE
	PROPERTY LINE
S	SEWER
	TRACT BOUNDARY
W	WATER MAIN
	WATER METER

NOTES:

0.625 ACRES GROSS
0.532 ACRES NET
LAND NOT SUBJECT TO INUNDATION OR OVERFLOW.
NO LAND OR PARKS TO BE DEDICATED

PROPOSED LAND USE:

6 SINGLE FAMILY RESIDENCES

ASSESSOR'S PARCEL NUMBERS:

139-313-08

SETBACK REQUIREMENTS:

FRONT	20'
SIDES	5'
REAR	10'

LEGAL DESCRIPTION:

A PORTION OF LOT 108 OF TRACT NO. 300, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 14, PAGES 11 AND 12 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN TWO FOUND MONUMENTS ALONG THE CENTERLINE OF ORANGE AVENUE BEING NORTH 39° 49' 00" EAST, PER TRACT NO. 3033, M.M. 89/26, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

OWNER/SUBDIVIDER:

DECINCES PROPERTIES
12 STRAWBERRY FARMS ROAD
IRVINE, CA 92612

SITE ADDRESS:

2366 ORANGE AVENUE
COSTA MESA, CA 92626

FLOOD ZONE:

ZONE X, OUTSIDE THE 500 YEAR FLOOD BOUNDARIES.

ESTIMATED GRADING QUANTITIES:

RAW CUT: 430 CY
RAW FILL: 430 CY
IMPORT: 0 CY

EASEMENTS PER FIDELITY NATIONAL TITLE COMPANY REPORT, ORDER NO. 997-23054180-PP2:
ITEM 3- EASEMENT TO SANTA ANA HEIGHTS WATER COMPANY FOR PIPE LINES, ETC. REC. 1/31/27 PER O.R. 9/416.
ITEM 6- EASEMENT TO THE COUNTY OF ORANGE FOR ROAD PURPOSES REC. 10/8/31 PER O.R. 513/119.
ITEM 7- EASEMENT TO S.C.E. FOR POLES, ETC, REC. 6/21/56 PER O.R. 3559/496.
ITEM 8- EASEMENT TO CITY OF COSTA MESA FOR STREET & HIGHWAY PURPOSES REC. 2/4/60 PER O.R. 5086/403.
ITEM 9- EASEMENT TO CITY OF COSTA MESA FOR STREET & HIGHWAY PURPOSES REC. 4/21/60 PER O.R. 5206/409.

-72-

#	DATE	DESCRIPTION
		REVISIONS

REGISTERED PROFESSIONAL ENGINEER — ROBIN B. HAMERS — No. RCE 31720 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:
ROBIN B. HAMERS & ASSOC., INC.
CIVIL ENGINEERS
234 E. 17TH STREET, SUITE 205
COSTA MESA, CALIFORNIA 92627
(949) 548-1192
ROBIN B. HAMERS R.C.E. 31720 — 2/14/13 DATE

TENTATIVE TRACT NO. 17870
& PRELIMINARY GRADING PLAN

2366 ORANGE AVENUE
COSTA MESA, CA 92626

SHEET 1 OF 1

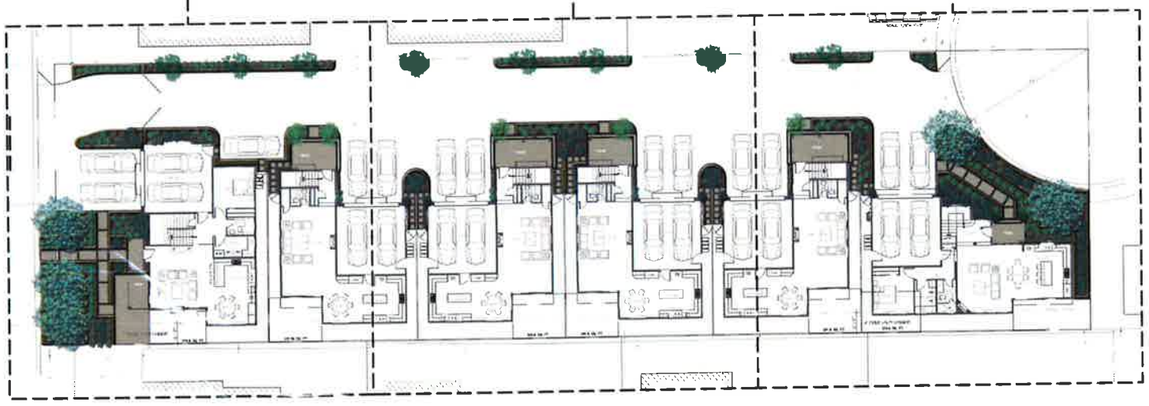
Instant LandScapes
24531 Chrisanta Drive
Mission Viejo, CA 92691
(949) 795 4881

PLANT LIST

Trees	Size	Quantity
Laurus nobilis Bay Laurel 'STD'	24" Boxq	2
Platanus occidentalis American sycamore	24" Box	3
Tristania conferta Brisbane Box	24" Box	3
Hedges	**Size**	**Quantity**
Carissa macrocarpa 'boxwood beauty' Compact Natal Plum	1 gal	800
Rhaphiolepis indica Indian Hawthorn	1 gal	200
Shrubs	**Size**	**Quantity**
Agapanthus praecox Lily of the Nile	5 gal	79
Dietes grandiflora Large Wild Iris	5 gal	27
Pittosporum crassifolium compactum Dwarf Karo	5 gal	68
Groundcover **Mid-Low**	**Size**	**Quantity**
Ajuga reptans 'Cable's Giant' Carpet Bugle	4" Flats	44
Dymondia margaretae Dymondia	Dirt Flats	14
Soleirolia soleirolii Baby Tears	Dirt Flats	5
Vines	**Size**	**Quantity**
Pyrus kawakamii Evergreen Pear Espalier	5 gal	6

Index Of Drawings

T-1 - Title Sheet (1/8" = 1'-0")
L-1 - Landscape Plan - Orange (1/8" = 1'-0")
L-2 - Landscape Plan - Norse (1/8" = 1'-0")
L-3 - Landscape Plan - Middle (1/8" = 1'-0")



DeCinces
Costa Mesa, California

Date 03.14.2015
Revisions
06.06.2015

Drawn By -

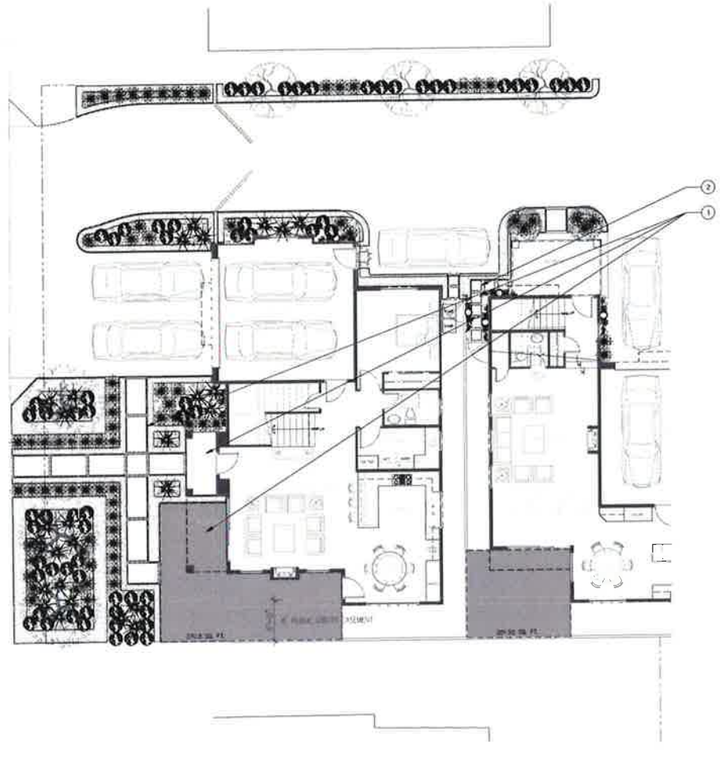
Sheet
T-1
1 Of 4

Job N° 0000

Scale: 1/16" = 1'-0"
Title Sheet

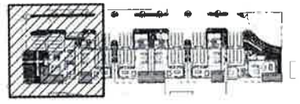
PLANT LIST

Trees	Size	Quantity
Laurus nobilis Bay Laurel 'STD'	24" Boxq	2
Platanus occidentalis American sycamore	24" Box	3
Tristania conferta Brisbane Box	24" Box	3
Hedges	**Size**	**Quantity**
Carissa macrocarpa 'boxwood beauty' Compact Natal Plum	1 gal	500
Shrubs	**Size**	**Quantity**
Agapanthus praecox Lily of the Nile	5 gal	77
Dietes grandiflora Large Wild Iris	5 gal	27
Pittosporum crassifolium compactum Dwarf Karo	5 gal	66
Groundcover Mid-Low	**Size**	**Quantity**
Ajuga reptans 'Catlin's Giant' Carpet Bugle	4" Flats	44
Dymondia margaretae Dymondia	Dirt Flats	14
Soleirolia soleirolii Baby Tears	Dirt Flats	5
Vines	**Size**	**Quantity**
Pyrus kawakamii Evergreen Pear Espalier	5 gal	6



HARDSCAPE LEGEND

1. Smooth Sand Finish Davis 'Miami Buff' Concrete
2. Smooth Sand Finish Davis 'Miami Buff' Concrete Steppers



Scale: 1/8" = 1'-0"

Landscape Plan - Orange

Instant LandScapes
24531 Chrisanta Drive
Mission Viejo, CA 92691
(949) 795-4881

DeCinces

Costa Mesa, California

Date 03.14.2015

Revisions
06.06.2015

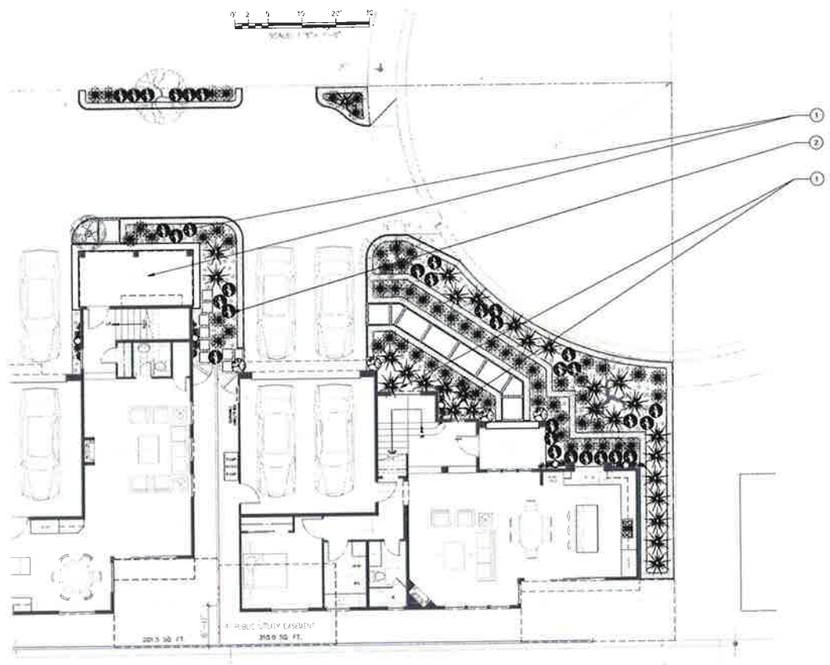
Drawn By

Sheet
L-1
2 Of 4

Job No. 0000

PLANT LIST

Trees	Size	Quantity
Laurus nobilis Bay Laurel 'STD'	24" Box	1
Platanus occidentalis American sycamore	24" Box	2
Tristania conferta Brisbane Box	24" Box	1
Hedges	**Size**	**Quantity**
Carissa macrocarpa 'boxwood beauty' Compact Natal Plum	1 gal	517
Shrubs	**Size**	**Quantity**
Agapanthus praecox Lily of the Nile	5 gal	69
Dietes grandiflora Large Wild Iris	5 gal	30
Pittosporum crassifolium compactum Dwarf Karo	5 gal	34
Groundcover Mid-Low	**Size**	**Quantity**
Ajuga reptans 'Catlin's Giant' Carpet Bugle	4" Flats	38
Dymondia margaretae Dymondia	Dirt Flats	7
Soleirolia soleirolii Baby Tears	Dirt Flats	10
Vines	**Size**	**Quantity**
Pyrus kawakamii Evergreen Pear Espalier	5 gal	5



HARDSCAPE LEGEND

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2. Smooth Sand Finish Davis 'Miami Buff' Concrete Steppers

Instant LandScapes
24531 Chrisanta Drive
Mission Viejo, CA 92691
(949) 795-4881

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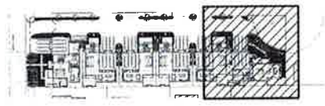
Costa Mesa, California



Scale: 1/8" = 1'-0"

Landscape Plan - Norse

Date 03.14.2015

Revisions
06.06.2015

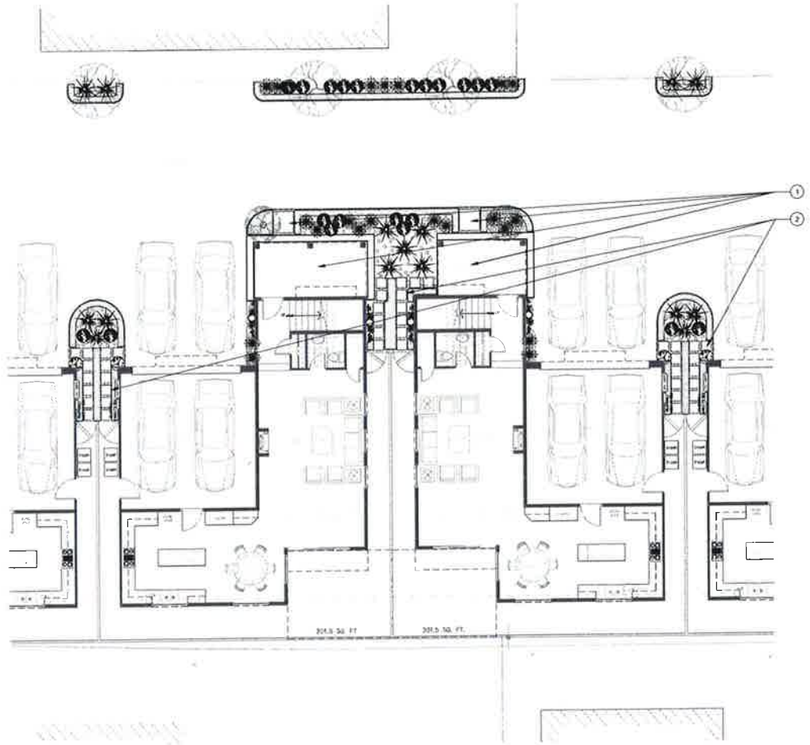
Drawn By

Sheet
L-2
3 Of 4

Job No. 0000

PLANT LIST

	Trees	Size	Quantity
	Laurus nobilis Bay Laurel STD	24" Box	2
	Tristania conferta Brisbane Box	24" Box	4
	Hedges	**Size**	**Quantity**
	Carissa macrocarpa 'boxwood beauty' Compact Natal Plum	1 gal	226
	Shrubs	**Size**	**Quantity**
	Agapanthus praecox Lily of the Nile	5 gal	21
	Dietes grandiflora Large Wild Iris	5 gal.	22
	Ligustrum japonicum 'texanum' Japanese Privet	5 gal.	4
	Pittosporum crassifolium compactum Dwarf Kero	5 gal	22
	Rhaphiolepis indica Indian Hawthorn	1 gal	200
	Groundcover Mid-Low	**Size**	**Quantity**
	Ajuga reptans 'Catlin's Giant' Carpet Bugle	4" Flats	25
	Dymondia margaretae Dymondia	Dirt Flats	10
	Soleirolia soleirolii Baby Tears	Dirt Flats	30
	Vines	**Size**	**Quantity**
	Pyrus kawakamii Evergreen Pear Espalier	5 gal	4



HARDSCAPE LEGEND

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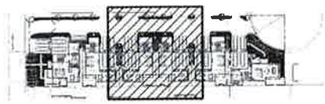
2. Smooth Sand Finish Davis 'Miami Buff' Concrete Steppers



Scale 1/8" = 1'-0"

Landscape Plan - Middle

Instant LandScapes
24531 Chrisanta Drive
Mission Viejo, CA 92691
(949) 795-4881

DeCinces

Costa Mesa, California

Date 02.17.2015

Revisions
06.06.2015

Drawn By -

Sheet
L-3
4 Of 4

Job N° 0000

FRONT ELEVATION (unit C)

FRONT ELEVATION (unit B2-B)

FRONT ELEVATION (unit B1-B)

FRONT ELEVATION (unit B2-A)

FRONT ELEVATION (unit B1-A)

LEFT ELEVATION (unit A)

ELEVATION @ NORSE (unit C)

ELEVATION @ ORANGE (unit-A)

ERIC TRABERT & ASSOCIATES

E.T.A.
RESIDENTIAL DESIGN

9521 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618

TEL 949.861.2244
FAX: 949.861.2233
www.etadesign.com

DOUG DECINCES

2366 ORANGE AVENUE,
COSTA MESA, CA 92627
APN: 114-012-43

COLORED ELEVATIONS

DATE 01.05.2015

APPROVED

REVISIONS

STYLE -

DRAWN BY: JT

JOB NO 12-COLOR_ELE-DECINCES

SCALE 1/8"= 1'-0"

SHEET —

PLOT DATE [illegible] RM, ETA-2

NOT FOR CONSTRUCTION

PLANNING COMMISSION SUPPLEMENTAL MEMO

MEETING DATE: JUNE 22, 2015 **ITEM NUMBER** PH-3

SUBJECT: **PLANNING APPLICATION PA-15-10 AND TENTATIVE TRACT MAP TT-17870 FOR A 6-UNIT, DETACHED RESIDENTIAL DEVELOPMENT AT 2366 ORANGE AVENUE**

DATE: **JUNE 18, 2015**

FROM: **RYAN LOOMIS, ASSOCIATE PLANNER**

FOR FURTHER INFORMATION CONTACT: **RYAN LOOMIS (714)754-5608**
ryan.loomis@costamesaca.gov

The objectives of this memo are to:

- Provide Exhibit B1 from Public Services Department
- Provide an update of public comments from correspondence received to date.
- Provide copies of all public comments.

Exhibit B1

Exhibit B1 is a supplemental exhibit to Exhibit B, showcasing Public Service Department conditions of approval for Tract No. 17870. Exhibit B1 was not included in the original staff report, due to Planning receiving comments and letter from Public Service Department after sending out the staff report.

Public Record and Response Letters:

Four public correspondences have been received to date as a result of the 10-day public notice for PA-15-10. The four public correspondences have concerns regarding the 6-unit project and request revisions to the project. A response letter from each resident is attached.

Attachments: Exhibit B1
Public Record and Correspondence received to date
Color Renderings of Proposed Project

Distribution: Director of Economic & Development/Deputy CEO
Assistant Development Services Director
Senior Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
File (2)

Owner:	Kings Road Partners LLC 12 Strawberry Farms Rd Irvine, CA 92612
Authorized Agent:	Eric Trabert 9251 Irvine Center Drive Irvine, CA 92618

EXHIBIT B1

CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

June 16, 2015

Costa Mesa Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

SUBJECT: Tract No. 17870
LOCATION: 2366 Orange Avenue

Dear Commissioners:

Tentative Tract Map No. 17870 as furnished by the Planning Division for review by the Public Services Department consists of subdividing parcel into six detached residential units. Tentative Tract Map No. 17870 meets with the approval of the Public Services Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.

2. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 97-11.

3. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.

4. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.

5. Vehicular and pedestrian access rights to Orange Avenue and Norse Avenue shall be released and relinquished to the City of Costa Mesa except at approved access locations.

6. 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.

7. 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.

8. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.

PHONE: (714) 754-5335 FAX: (714) 754-5028 TDD: (714) 754-5244
www.costamesaca.gov

9. Submit for approval to the City of Costa Mesa, Engineering Division, Street Improvement Plans that show Sewer and Water Improvements, prepared by a Civil Engineer.

10. The Subdivider shall submit a cash deposit of $730 for street sweeping at time of issuance of a Construction Access permit. Full amount of deposit shall be maintained on a monthly basis prior to and during construction until completion of project.

11. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Tract Map

12. The Subdivider's engineers shall furnish the Engineering Division a storm runoff study showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site. This study to be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur unless a drainage easement is obtained from the adjacent property owner(s).

13. Ownership and maintenance of the private on-site drainage facilities and parkway culverts and other common areas shall be transferred by the owner to the Homeowner Association to be formed pursuant to C.C.M.M.C. Section 13-41 (e) and said association shall indemnify and hold harmless the City for any liability arising out of or in any way associated with the connection of the private drainage system with the City's drainage system and shall execute and deliver to the City the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.

14. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.

15. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.

16. Dedicate easements as needed for public utilities.

17. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.

18. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.

19. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.

20. The elevations shown on all plans shall be on Orange County benchmark datum.

21. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.

22. Prior to occupancy on the Tract, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File, reproducible mylar of the recorded Tract Map, and approved off-site plan and nine copies of the recorded Tract Map.

23. Dedicate a 3-foot public sidewalk easement behind existing right-of-way line on Norse Avenue.

Sincerely,

Fariba Fazeli, P. E.
City Engineer

(Engr. 2015/Planning Commission Tract 17870)

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200 • (714) 754-5245

City of Costa Mesa

PUBLIC RECORD

Date: 6/19/2015

Name: Doug Gorrie, Amanda Frazier, Robert Anderson, Alexas Reddin

Address: 214 thru 226 E. Wilson Street

Received by: Ryan Loomis, Associate Planner

COMMENTS: **(Use Back or Attach Additional Sheets as Necessary)**

1. Letter received 6/19/15 from Doug Gorrie (222 E. Wilson Street) with concerns over the PA-15-10. Doug Gorrie also came to public counter on 6/16/15 to address concerns (letter enclosed).

2. Letter received from Amanda Frazier (218 E. Wilson Street) on 6/17/15 regarding concerns with PA-15-10 (letter enclosed).

3. Email received 6/18/15 from Robert Anderson (214 E. Wilson St.) with concerns over PA-15-10 (email enclosed).

4. Letter received 6/18/15 from Alexa Reddin (226 E. Wilson Street) regarding concerns over PA-15-10 (letter enclosed).

6-19-15

To: City of Costa Mesa Planning Department
Attn: Ryan Loomis
Re: Application No. PA-15-10 & TT-17870
Site Address: 2366 Orange Avenue

From: Doug Gorrie, Architect
Residing at: 222 E. Wilson Street, Costa Mesa, CA 92627

With regard to the Design Review items a and b as referenced in the Official Public Notice, I, Douglas Gorrie and my wife, Tuyet Mac fervently oppose approval of the requested Administrative adjustment and Minor modification. As suggested by Ryan Loomis of the City of Costa Mesa Planning Department, I have compiled a brief list of my concerns regarding the proposed project, which are as follows:

1. **The proposed 6-unit project, as designed, will cause permanent and incurable economic and functional harm to my property and to the other properties abutting this project.** The units are 2-story in height and located with a minimal 5 foot setback from our rear property line. As designed, the units would have full and unobstructed visual access to our property.

2. **The project is in conflict with the Costa Mesa Residential Design Guidelines 1. Purpose, CD-7A.1 "Ensure that new and remodeled structures are designed in architectural styles which reflect the City's diversity, yet are compatible in scale and character with existing buildings and natural surroundings within residential neighborhoods." The project as designed is not in scale with the adjacent properties and essentially looms over our entire property.**

3. **The project is in conflict with the Costa Mesa Residential Design Guidelines 1. Purpose, CD-7A.1 2.** "Preserve the character and scale of Costa Mesa's established residential neighborhoods, where residential development is proposed, require as a condition of approval that is consistent with the prevailing character of existing development in the immediate vicinity, and that it does not have a substantial adverse impact on the adjacent areas." **The project as designed will in fact have a substantial adverse impact on our home value, enjoyment, and the quality of our lives.**

4. **The project is in conflict with the Costa Mesa Residential Design Guidelines 3. Second-Story Designs, 1.** "Two story structures shall be designed with articulation and off-sets on all elevations to avoid a boxy appearance from the street and neighboring views." The project as designed utilizes a 2-story, unarticulated vertical stucco wall, which directly violates the guidelines.

5. **The project is in conflict with the Costa Mesa Residential Design Guidelines 4. Building Mass and Form Considerations, 4. "Consideration shall be given to the effect of proposed development on the light, air, and privacy of adjacent properties." It is self evident that the as designed project effectively destroys the privacy of all properties abutting the south property line, and thus the project is in direct violation of the guidelines. Additionally, the project will block morning light, and create a noisy environment, due to the 5 foot proximity to our home.**

6. **The project does not provide any provision for screening by means of landscaping.** In fact the project as designed is incapable of accommodating landscape screening because inadequate setback dimension to safely plant landscape screening without potentially undermining the foundations of the proposed structures due to tree root growth. The burden of providing and maintaining this screening is placed entirely on us, the affected property owner. The landscape screening would also encroach into our yard space and result in diminished use, thus to our detriment. The tree roots wood very likely continue undermine the foundations of the proposed units, which creates liability for us, the affected property owners. We the affected property owners would also be liable for any damage caused by the trees to the adjacent houses.

7. **The project does not provide any provision for screening by means of landscaping.** In fact the project as designed is incapable of accommodating landscape screening because inadequate setback dimension to safely plant landscape screening without potentially undermining the foundations of the proposed structures due to tree root growth. The burden of providing and maintaining this screening is placed entirely on us, the affected property owner. The landscape screening would also encroach into our yard space and result in diminished use, thus to our detriment. The tree roots would very likely continue growing and undermine the foundations of the proposed units, which creates liability for us, the affected property owners. We the affected property owners would also be liable for any damage to the adjacent houses caused by the trees.

8. The project is designed in a manner wherein one house fronts Orange Avenue and another house fronts Norse Street. The 4 interior houses are rotated 90 degrees, wherein the front elevations face the common drive aisle and the rear elevations face the south property line, which results in the 5-foot setback becoming an actual rear yard. The resulting condition is a virtual 20-foot vertical wall fronting the rear of our property creating an unbearable eyesore.

9. The affect this project will have on the usability and enjoyment of our home will be profoundly detrimental. Our home, which we remodeled in 2009, is designed wherein the living room, dining room, kitchen, nook, family room AND master bedroom all open onto the back yard. Our home is designed to comply with the 10-foot rear yard setback requirement. Our home is designed with a continuous sliding glass doors and a full height window with a combined length of 35 feet. Virtually the entire east wall of our family room, kitchen, and nook area, totaling 24 feet, is sliding glass doors. Our redesigned master bedroom has a double French door that directly faces the proposed project along our rear property line. We designed our home this way so that we could watch over our young children, and enjoy unobstructed outdoor views in the safety and privacy of our back yard. **The residents of the proposed project will be able to view directly into virtually every common living area of our home including our master bedroom. The project will permanently and profoundly diminish the usability of our home.** The protection of residents' privacy and access to light and air are why rear yard setback guidelines are established in the first place.

10. The Feasibility study performed by the project designer, Eric Trabert, does not mention or acknowledge the existence of our 4 properties that abut the project site. It is self evident that the affect this project will have on our health, safety and welfare was never considered or even contemplated by the designer or the city, as required by **the Costa Mesa Residential Design Guidelines 4. Building Mass and Form Considerations, 4.**, which states , **"Consideration shall be given to the effect of proposed development on**

the light, air, and privacy of adjacent properties." This fact alone confirms that the City will have fallen short in its duty to protect its residents if it approves this project, without requiring significant modifications to the proposed site design.

11. The planning department, by contemplating approval of the project, is violating the spirit of the City of Costa Mesa Development Guidelines in that the health, safety and welfare of all residents must be valued and protected. By the manner in which the project has been designed and conceived, the only party being protected is the owner of the proposed development. Virtually no consideration of our rights and needs have been addressed until this hearing. Consideration by the City of Costa Mesa to the adjacent property owners rights and needs must be made manifest in the proposed design itself. Otherwise, consideration will not have been made at all. The Residential Development Guidelines, is a document presumably drafted to protect all of the residents and property owners of Costa Mesa, whereby the built environment is the expressed physical embodiment of those principles and values.

Solution to the Problem

I have met Mr. Ryan Loomis and spoken with him at length regarding all of our concerns. I have prepared and alternate site plan, which locates the proposed 6 houses along the north property line of the proposed project. I will submit this site plan Monday morning as an exhibit. Our proposed solution recognizes the needs of the property owner of the proposed project to develop the property **AND** preserves the light, air, privacy, quiet, and quality of life for us, the residents whose properties abut this proposed project. **Placing the proposed houses zoned R2-MD along the north property line makes sense, because the adjacent property is also zoned R2-MD.** Additionally, by placing the proposed houses along the north property line, the value of our homes will be preserved, but most importantly, our quality of life will be preserved.

Respectfully,

Douglas F. Gorrie
Architect

LOOMIS, RYAN

From: Tuyet Mac <lilratster@sbcglobal.net>
Sent: Tuesday, June 16, 2015 11:03 AM
To: LOOMIS, RYAN
Subject: Application No. PA-15-10 & TT-17870

Dear Mr. Loomis,

Thank you for meeting with me yesterday and listening to my concerns.

I have contacted two other homeowners and they are very alarmed about the proposed project as well. I will follow up with another email that summarizes in more detail my concerns regarding how this proposed project will ruin the privacy in our backyards forever and likely damage the value of our property and our neighbors properties.
In the mean time, can you please email me the pdf plans that we reviewed yesterday. Per your suggestion, I will need them to prepare an alternative site plan, wherein the proposed houses are oriented where the rear yards abut the north property line, which is adjacent to another medium density parcel. When we met, you said this appeared to be a reasonable alternative. This solution will protect the needs of all adversely affected homeowners, while allowing for responsible, fair and reasonable development that benefits everybody, not just the developer.

Best regards,
Doug Gorrie

View from 222 E. Wilson Street backyard toward proposed project

View from inside 222 E. Wilson looking toward proposed project site

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June 17, 2015

To: Ryan Loomis, Associate Planner
RE: Application No. PA-15-10 & TT-17870

Mr. Loomis,

My husband and I bought our home in January of 2002. We bought it with love and excitement and the hopes of raising our children in the home. Our home has always been where our heart is and although my husband was called by the United States Army for active duty service due to the results of 9/11, we have always known that we will return to continue raising our four children. I write this letter on behalf of my husband and myself as he is currently deployed in Kabul, Afghanistan.

The current plans for Application No. PA-15-10 & TT-17870 are extremely disturbing to say the least. The set back from our back fence line is a few feet! The invasion of privacy, curtailment of sunlight and breezes is a travesty. I do not want to be sitting in my back yard next to my 20 year old hibiscus tree being stared at from an upper floor window mere feet away. Nor do I want my children subjected to peering eyes and the violation of their right to play in the privacy of our backyard.

Application No. PA-15-10 & TT-17870 is an egregious travesty. It is shocking that a house could arise mere feet from our back fence line. The impact on our privacy and property value is a horrific. We are one of the few houses in the area that has a second floor. Our second floor on the back of the house includes our most favorite room, our sunroom. A beautiful room with windows almost floor to ceiling covering three walls. The room is filled with sunlight and ocean breezes and views of the Disney Land fireworks nightly. The thought of looking out one of those windows to see a neighbor a few feet away at eye level is shocking. Will I be forced to install drapes and have them closed 24/7? Will my privacy be curtailed to such an extent that I can't enjoy the home we have had for 13 years and plan to own another 20? Will we feel like we are living in a tenement and can throw a laundry line to the back neighbors or, in today's age, a zip line as we are mere feet away?

The project is supposed to 'exhibit excellence in design, site planning, integration of uses and structures, and **protect the integrity of neighboring development**'. Application No. PA-15-10 & TT-17870 ignores the integrity of privacy, sunlight, breezes of the homes on Wilson Street. The application as it stands today does not protect the integrity of our homes, its value or our quality of life.

Application No. PA-15-10 & TT-17870 states that 'second floor windows for Plan B2-A and Plan B1-B will be offset to avoid visual impacts to the second story windows to neighboring properties' -- this sentence is talking about our property. Our second floor may be offset from the proposed construction but a portion of our second story will still have direct rear visibility into the master bedroom of one of the proposed units. As previously mentioned, our upstairs sunroom has windows on all three sides, not just straight to the rear. We will have full view of the bedrooms on the second floor of these proposed houses whether it is from the direct rear windows that span the wall or the windows that span each side of our room which inhibits privacy and aesthetics for all parties.

The application states that 'as of June 10, application PA-15-10 has not received a communication from any property owner located within a 500-foot radius of the project site. Please note that we did not receive a notice in the mail until June 13th. If we had been advised of this project earlier we would have certainly raised any concerns we had. It is interesting that we received the notice a mere 10 days before the hearing before the Planning Committee.

My husband and I are supporters of Costa Mesa and I have volunteered my time and effort on city committees. We are supporters of change and progress and when I was a realtor in Costa Mesa I welcomed new families into the community in to their new homes. We are strong supporters of growth, prosperity, and change in our neighborhood. However, the plans as they stand for application No. PA-15-10 & TT-17870 do not reflect or acknowledge the rights of the current homeowners. We respectfully request a revision of the plans such that the driveway for application No. PA-15-10 & TT-17870 shift to our back fence line. The plans for the house would basically flip such that the driveway would be on the other side of our fence instead of the bedrooms. The currently proposed back fence setback is certainly not adequate to address the concerns of longtime homeowners and supporters of Costa Mesa. A slight revision of the setback isn't the solution either. The best solution for all concerned is to come to an amenable solution for all parties. We suggest the housing plans be flipped and to place the driveway along our back fence line. We support development but there is a right way and a wrong way to move forward on development. We trust the Planning Committee will choose the right way when taking action on this project.

We strongly urge the Costa Mesa Planning Committee to DENY application PA-15-10.

- The project as it stands today "**does not comply** with the City of Costa Mesa Zoning Code or 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**....**location of windows**...."
- The development plan '**does not meet** the broader goals of the General 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**.'

We appreciate your time.

Respectfully,

Amanda Frazier
218 E. Wilson Street

Addendum

Pictures from our 2nd floor sun room showing impact of current proposed plans. This sun room is a large room with three walls of windows.

Rear facing view. Lots of windows, breezes, sunlight, and privacy.

Rear and side facing view.

Rear facing view

Rear facing view

Rear facing view

LOOMIS, RYAN

From: Robert Anderson <havingfunatthebeach@gmail.com>
Sent: Thursday, June 18, 2015 8:12 AM
To: LOOMIS, RYAN
Subject: Planning application Pa-15-10 and tentative tract map TT-17870 for a 6-unite, detached residential Development at 2366 Orange Avenue

Dear Mr. Ryan Loomis,

I am the owner of 214 E. Wilson St. Costa Mesa, which is the corner property adjacent to this proposed development.

My strong recommendation regarding Items 1 and 2 of this proposed project is that the application be sent back to its planning stages for revaluation and modification.

I generally object to Item 1, the Planning Application PA-15-10.

I object to Item 2, Tentative Tract Map TT-17870. Consisting of six Fee Simple Lots. I specifically object to the location of the lots within the subdivision.

The property lines of the purposed subdivided lots and the two story PUD single family structures are within 5 feet of my property line. My Lot is zoned R1 and this project does not have significant setback between my property lines and the purposed development.

If the purposed PUD structures were located on North East side of the lot at 2366 Orange Ave, Costa Mesa. Then I would have no objection to this development.

I will be attending the meeting with my Contracted Architect, to further voice my concerns and objections to this project.

Thank you,

Robert Anderson

214 E. Wilson St.

Costa Mesa, CA 92627
(808) 747-3382

June 18, 2015

Cole Reddin & Alexa Reddin
226 E. Wilson Costa Mesa, CA 92627

TO:
City of Costa Mesa
Building Division
77 Fair Drive, Costa Mesa, California. 92628-1200 (Second Floor)

We are writing this letter to address concerns that we have with a potential housing development behind our home at 226 E. Wilson Costa Mesa, CA 92627. We purchased 226 E. Wilson (our first home together) on May 21, 2015, and on June 16, 2015, a neighbor notified us about the proposed housing project. This was the first and only time that we were notified about the proposed plans.

We have several concerns with regard to the proposed housing development:

- Notification- As first time home owners it is very alarming that we did not receive any notice from the City of Costa Mesa or from the previous owners. We have invested our life savings into this home, and if we had known about the proposed plans prior, we may not have purchased 226 E. Wilson.

- Damaging- We strongly believe that the proposed housing plans will be damaging to our quality of life, offer no privacy to our backyards, and will take away from the spirit of the community. It was our desire to move to Costa Mesa, where we could have a nice big back yard for our dogs and eventually children. If the proposed plans are allowed, and the (6) two-story homes, concrete wall, and private road are built, our home will be forever changed. We will no longer have privacy and enjoy our backyard. We are also very concerned about noise- The private road, guest parking, and garage doors will be an issue all around.

- Property Value- It is our concern that if that proposed plans move forward, this could potentially lower the value of our home and the others on Wilson Street that backup to the new development. If the proposed property setbacks are allowed and the concrete wall, road, and two-story homes are built, our property would decrease in value dramatically. The desire to have a private backyard will no longer exist for future buyers.

We completely understand that new homes and developments must continue to be developed. The City of Costa Mesa has been making remarkable strides to make the city better, and a destination for young new families, which is why we bought our home here. We would like for the City of Costa Mesa to consider the homes owners on Wilson Street that will be affected by the new development. We ask that you consider our privacy, quality of life, and the value of our homes when making decisions on this matter.

Thank you
Cole Reddin & Alexa Reddin

Cole Reddin Alexa Reddin

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VIEW FROM NORSE AVE.

VIEW FROM ORANGE AVE.

PH-3

LOOMIS, RYAN

From: Tuyet Mac <lilratster@sbcglobal.net>
Sent: Monday, June 22, 2015 1:58 PM
To: LOOMIS, RYAN
Subject: PA-15-10
Attachments: Planning Application Summaries.pdf

Dear Mr. Loomis,

Please find the attached Planning Application Summaries document. I have extracted the Planning Application Summary page from each of the ten document files that you provided me, which represents the most recently approved projects. I have highlighted in yellow the zoning for the adjacent properties on each Planning Application Summary. In all cases, the adjacent zoning for parcels directly adjacent to the subject properties was either medium density, high density, commercial or other like zoning. Based on the examples you provided, in no instance was a medium density project directly adjacent to low density zoned properties approved. All we are asking for is to relocate the proposed houses to the north property line, which abuts another medium density parcel containing an apartment complex. We are simply requesting the proposed medium density project to be placed adjacent to another medium density property, thus abutting like property zoning together. This will give us, the four affected low density properties, some separation and relief. I believe this is fair and reasonable.

Please also refer to the Proposed Conceptual Site Plan I sent about 30 minutes ago.

Best regards,

Douglas Gorrie, Architect

PLANNING APPLICATION SUMMARY

Location: 2294 Pacific Avenue
APN 422-051-001

Application Number: PA-13-35, TT-17705

Request: Design Review of a 5-unit residential development with small lot subdivision.

SUBJECT PROPERTY:

Zone: R2-MD
General Plan: MDR
Lot Dimensions: Irregular
Lot Area: 20,669 (0.75 acre)
Existing Development: One parcel developed with 5 apartment units

SURROUNDING PROPERTY:

North: Open Space – Fairview Park
South: Multi-Family Residential
East: Multi-Family Residential
West: Multi-Family Residential

DEVELOPMENT STANDARD COMPARISON

	Req	Proposed/Provided
Lot Area	12,000 SF	0.47 acre (20,473 Sq. Ft.)
Maximum Density:	12 units per acre	11 units per acre
Lot Coverage	12,401 SF (60%)	11,800 (57%)
Open Space	8,268 (30%)	8,797 SF (43%)
Private Open Space	200 SF	500 SF(min.)
Height	Two Stories / 27 FT	26 FT
Setbacks:		
Front (Pacific Avenue)	20 FT	12'-11" *
Side	10 FT	5 FT **
Rear	10 FT	10 FT
Landscape Setback	10 FT	10 FT
Distance between Buildings	N/A	8 FT
% of 2nd floor to 1st floor	100 %	92%
Parking	Two garage space and two open spaces per unit	Two garage space and two open spaces per unit
Total	40 spaces	40 spaces
Min. Driveway Length:	19 feet	21'-6"

* The reduction on **street** setback is subject to approval of an administrative adjustment
** Side yard setbacks could be reduced to 5 feet subject to certain findings – see staff report

Final Action	Planning Commission
CEQA Review	Exempt, Class 32, Infill Development Projects

PLANNING APPLICATION SUMMARY

Location: 320 E. 18th Street
APN: 117-251-36

Application Number: PA-14-05, PM-2013-178

Request: Design Review of a two unit residential development and a parcel map to subdivide the lot into two, fee-simple parcels.

SUBJECT PROPERTY:

Zone: R2-MD
General Plan: MDR
Lot Dimensions: 63 FT x 153 FT
Lot Area: 9,683 square feet
Existing Development: Vacant lot

SURROUNDING PROPERTY:

North: I&R - Lighthouse Coastal Community Church Parking Lot
South: R2-MD - Multi-Family Residential
East: I&R - Parking Lot
West: I&R - Multi-Family Residential

DEVELOPMENT STANDARD COMPARISON – SMALL LOT ORDINANCE

Lot Area	NA	9,683 SF (gross)
Medium Density:	Maximum 2 Units 1 du/3,630 SF (12 DU/Acre)	2 Units 1 du/4,842 SF(9 DU/Acre)
Minimum/Average Lot Size	NA	4,279 SF/4,842 SF
Building Height	Two-stories / 27'-0"	2 stories / 22'-4"
	NA	56% - 5,465 SF
Min. Open Space (Development Lot)	30% minimum	44%
Common Lot	No common lot required; CC&Rs are required.	CC&Rs shall be filed.
Min. Open Space (Individual Unit)	200 SF No dimension less than 10 ft.	615 SF Unit 1 630 SF Unit 2 No dimension less than 10 ft.
Building Setbacks:		
Front	20 ft.	20 ft.
Side (Northwest)	10 ft.	*5 ft.* [1]
Side (Southeast)	10 ft.	*5 ft.* [2]
Rear	10 ft.	10 ft
Distance Between Buildings	No minimum distance required subject to compliance with Building and Fire Code standards.	34 ft. Complies with Building and Fire Code standards
Bulk/Mass		
% ratio of 2nd floor to 1st floor (Unit 1)	100%	71%
% ratio of 2nd floor to 1st floor (Unit 2)	100%	61%
Parking (Three Bedrooms or more)	Two garage and two open stalls	Two garage and two open stalls
Total	8 spaces	8 spaces
Driveway Width	10 ft.	12 ft.
Driveway Length Interior Garage Dimensions	19 ft. 20 ft. x 20 ft.	20 ft. Min. 20 ft. x 20 ft.

Final Action	Planning Commission
CEQA Review	Guidelines Section 15303, Class 3 Exemption Construction of three or fewer single-family homes in urban areas and Section 15315, Class 155 Minor Land Divisions

[1] and [2] The 10-foot setback can be reduced to five feet subject to certain findings (see staff report). The Residential Design Guideline requiring an average sideyard setback of 10 feet does not apply to structures less than 2,700 square feet in size.

PLANNING APPLICATION SUMMARY

Location: 1944 Church Street
APN: 426-263-09

Application Number: PA-14-07, PM-14-115

Request: Design Review of a two unit residential development and a subdivision map.

SUBJECT PROPERTY:

Zone:	R2-MD
General Plan:	MDR
Lot Dimensions:	80 FT x 137 FT
Lot Area:	10,975 square feet
Existing Development:	One parcel with a single family residence

SURROUNDING PROPERTY:

North:	R2-MD	Multi-Family Residential
South:	R2-MD	Multi-Family Residential
East:	R2-MD	Multi-Family Residential
West:	R2-MD	Multi-Family Residential

DEVELOPMENT STANDARD COMPARISON

Lot Area	N/A (Per SLO)	10,975 SF
Open space	3,293 SF - 30% minimum	6,746 SF - 61%
Density:		
Medium Density Residential Land Use	Max. 12 units per acre	8 units per acre
Zone – R2-MD	Max. 3 dwelling units 1 du/3,630 SF	2 dwelling units 1 du/5,488 SF
Building Height	Two-stories / 27 ft.	2 stories /maximum 27 ft.
Distance between main buildings	No Minimum /SLO	20 ft.
Building Setbacks:		
Front (Church Avenue)	20 ft.	20 ft.
Side (Walnut Street)	10 ft.	13 ft.
Side	10 ft.	10 ft.
Rear	10 ft.	10 ft
% ratio of 2nd floor to 1st floor (Unit 1)	100%	71%
% ratio of 2nd floor to 1st floor (Unit 2)	100%	61%
Driveway Length	19 ft.	26 ft.
Parking	Two garage and two open per unit	Two garage and two open per unit
Total	8 spaces	8 spaces

Final Action	Planning Commission
CEQA Review	Exempt, Class 3 for new construction or conversion of small structures and Class 15 for minor land divisions

PLANNING APPLICATION SUMMARY

Location: 389 Rochester Street
APN: 425-021-18

Application Number: PA-14-12, PM-14-113

Request: Design Review of a two unit residential development and a subdivision map.

SUBJECT PROPERTY:

Zone:	R2-MD
General Plan:	MDR
Lot Dimensions:	67.5 FT x 150 FT
Lot Area:	10,101 square feet
Existing Development:	One parcel with two single family dwellings

SURROUNDING PROPERTY:

North:	R2-MD	Multi-Family Residential
South:	R2-MD	Multi-Family Residential
East:	I&R	Harper School & Park
West:	R2-MD	Multi-Family Residential

DEVELOPMENT STANDARD COMPARISON

Lot Area	12,000 SF	10,101 SF
Open space	3,030 SF - 30% minimum	5,497 SF - 54%
Density:		
Medium Density Residential Land Use	Max. 12 units per acre	12 units per acre
Zone – R2-MD	Max. 2 dwelling units 1 du/3,630 SF	2 dwelling units 1 du/5,050 SF
Building Height	Two-stories / 27 ft.	2 stories / 27 ft.
Distance between main buildings	No Minimum /SLO	10 ft.
Building Setbacks:		
Front (Tustin Avenue)	20 ft.	20 ft.
Side (Rochester Street)	10 ft.	20 ft.
Side	10 ft.	10 ft.
Rear	10 ft.	10 ft
Rear (2nd Story)	N/A	20 ft
% ratio of 2nd floor to 1st floor	100%	74%
Driveway Length	19 ft.	19 ft.
Parking	Two garage and two open per unit	Two garage and two open per unit
Total	8 spaces	8 spaces

Final Action	Planning Commission
CEQA Review	Exempt, Class 32 for in-fill development

PLANNING APPLICATION SUMMARY

Location: 1631 and 1645 Tustin Avenue
APN 425-192-10

Application Number: PA-14-18, TT-17647

Request: Design Review of an 11-unit residential development with small lot subdivision

SUBJECT PROPERTY:

Zone: R2-MD
General Plan: MDR
Lot Dimensions: 200' x 200'
Lot Area: 40,000 SF (0.92-acre)
Existing Development: One parcel developed with 14 apartment units

SURROUNDING PROPERTY:

North: Multi-Family Residential
South: Multi-Family Residential
East: Multi-Family Residential
West: Single-Family Residential

DEVELOPMENT STANDARD COMPARISON

	Req	posed/Provided
Lot Area	12,000 SF	40,000 SF (0.92-acre)
Maximum Density:	12 units per acre	12 units per acre
Lot Coverage	28,000 (70%)	26,078 SF (65%)
Open Space	12,000 (30%)	13,922 (34%)
Private Open Space	200 SF	310 and 215 SF
Height	Two Stories / 27 FT	26'-9" FT
Setbacks:		
Front (Ogle Street)	20 FT	12'-0" *
Side (Tustin Avenue)	10 FT	10 FT
Rear	10 FT	10 FT
Landscape Setback	5 FT	5 FT
Distance between Buildings	N/A	6 FT
% of 2nd floor to 1st floor	100 %	94% and 99%
Parking	Two garage space and two open spaces per unit One open parking for up to units with no open parking	Two garage space and two open spaces per unit and one additional parking
Total	45 spaces	45 spaces
Min. Driveway Width:	25 feet	23 feet allowed with 18-foot wide drives

Final Action	Planning Commission
CEQA Review	Exempt, Class 32, Infill Development Projects

PLANNING APPLICATION SUMMARY

Location: 2661 Orange Avenue , APN 439-221-35 Application Number: PA-14-26, TT-17791

Request: Design Review of a five-unit small lot subdivision.

SUBJECT PROPERTY:

Zone:	R2-MD
General Plan:	MDR
Lot Dimensions:	Rectangular
Lot Area:	19,800 (0.45 acre)
Existing Development:	One parcel developed with four apartments (five units permitted, one maybe combined)

SURROUNDING PROPERTY:

North:	Multi-Family Residential
South:	Multi-Family Residential
East:	Multi-Family Residential
West:	Multi-Family Residential

DEVELOPMENT STANDARD COMPARISON – SMALL LOT ORDINANCE

	Req	roposed/
Lot Size:		
Lot Width	NA	66 FT
Lot Area	NA	19,800 SF
Maximum Density (based on gross acreage):	12 units per acre	11 units per acre
	1 DU / 3,630 SF	1 DU / 4,026 SF
Common Lot Requirement	No common lot required; CC&Rs and Maintenance or Homeowner's Association are required.	CC&Rs and Association to be created.
Min./Avg. Lot Sizes	NA	3,129 SF Min./3,957 SF Avg.
Building Coverage (Development Lot)		
Buildings	NA	
Paving	NA	
Minimum Open Space	5,940 SF (30%)	6121 SF (31%)
Total	NA	
Minimum Open Space (Individual Unit)	200 SF 10 FT Min. Dimension	310 SF + 10 FT Min. Dimension
Building Height	Two Stories / Max. 27 FT	Two Stories / 26 FT
Distance between Buildings	No minimum distance required, subject to compliance with Building and Fire Code standards	8 FT (Complies with Building and Fire Code Standards)
Setbacks (Development Lot):		
Front	20 FT	*16 FT*[1]
Side (left/right)	10 FT / 10 FT	9 FT [2]/ 6 FT 2 IN and 5 FT 6 IN[3]
Rear	10 FT	5 FT[4]
Bulk/Mass of Two-Story Residence [7]		
% ratio of 2nd floor to 1st floor (Unit 1A, 1B)	100%	97% and 98%
% ratio of 2nd floor to 1st floor (Unit 1C)	100%	100%
Parking for single-family detached/3 bedrooms		
Garage	10	10
Open	10	10
Guest	1	1
Total	21 spaces	21 spaces
Garage Dimensions	20 FT X 20 FT	22 FT X 19.33 FT[5]
Min. Driveway Length:	19 FT	19 FT
Min. Driveway Width:	16 FT	16 FT
Parkway Landscaping	3 FT min. on one side; 10 FT total	*2 FT min.* on one side[6]; 10 FT total
Final Action	Planning Commission	
CEQA Review	Exempt, Class 32, Infill Development Projects	

[1] The reduction of the front yard setback is subject to approval of a minor modification
[2] Side yard setbacks could be reduced to five feet subject to certain findings – see staff report
[3] Side yard setbacks could be reduced to five feet subject to certain findings – see staff report
[4] Rear yard setback could be reduced to five feet subject to certain findings – see staff report
[5] Variance requested to parking design standards requested
[6] Variance requested to reduce the parkway landscaping to 2 feet on one side.
[7] Residential design guideline for second floor average sideyard setback is not applicable for units less than 2,700 sq.ft.

PLANNING APPLICATION SUMMARY

Location: 119 Cecil Place Application Number: PA-14-28/PM-14-140

Request: Design Review of a two-unit residential development and a subdivision map.

SUBJECT PROPERTY:

Zone:	R2-MD
General Plan:	MDR
Lot Dimensions:	61 FT x 140 FT
Lot Area:	8,476 SF
Existing Development:	One parcel with a single family residence (to be demolished).

SURROUNDING PROPERTY:

North:	R2-HD	Multi-Family Residential , Commercial use
South:	C1	Local Business, Commercial use
East:	R2-MD	Multi-Family Residential, Residential Use
West:	R2-MD	Multi-Family Residential, Residential Use

DEVELOPMENT STANDARD COMPARISON - SMALL LOT ORDINANCE

Development Standard	Required/Allowed	Proposed/Provided
Lot Size:		
Lot Width	NA	61 FT
Lot Area	NA	8,476 SF
Maximum Density (based on gross acreage):		
DU's/ Acre (Residential)	1 du/3,630 SF (12 DU's/Acre) Maximum 2 units	1 du/8,476 SF (10 DU's/Acre) Proposed 2 units
Common Lot Requirement	No common lot required; CC&Rs are required.	CC&Rs to be filed.
Min./Avg. Lot Sizes	NA	3,207 SF Min./4,238 SF Avg.
Building Coverage (Development Lot)		
Buildings	NA	2,724 SF (32%)
Paving	NA	1,852 SF (22%)
Minimum Open Space	2,543 SF (30%)	3,900 SF (46%)
TOTAL	NA	8,476 SF (100%)
Minimum Open Space (Individual Unit)	200 SF Min. 10 FT Min. Dimension	370+ SF 10 FT Min. Dimension
Building Height	2 Stories/Max. 27 FT	2 Stories/Max.27 FT
Chimney Height	2 FT Above Max. Bldg. Ht.	NA
Distance Between Buildings	No minimum distance required, subject to compliance with Building and Fire Code standards	10 FT (Complies with Building and Fire Code standards)
Setbacks (Development Lot)		
Front	20 FT	22 FT
Side (left/right)	10 FT/10 FT[1]	5 FT/5 FT
Rear	10 FT	16 FT
Parking for single-family detached/3 bedrooms		
Garage	4	4
Open	4	4
TOTAL	8 Spaces	8 Spaces
Driveway Length	Min. 19 FT	Min. 19 FT
Interior garage dimension	20 FT	20 FT

(1) This setback can be reduced to a minimum of five feet on a case by case basis per CMMC 13-42. See staff report for more discussion.

NA = Not Applicable or No Requirement

CEQA Status	Guidelines Section 15303/Class 3, New Construction of three or fewer single-family homes in urban areas and Section 15315/Class 15, Minor Land Divisions
Final Action	Planning Commission

PLANNING APPLICATION SUMMARY

Location: 334 East 16th Street Application Number: PA-14-45/PM-14-144

Request: Design Review of a two-unit residential development and a subdivision map.

SUBJECT PROPERTY:

Zone:	R2-MD
General Plan:	MDR
Lot Dimensions:	60 FT x 135.07 FT
Lot Area:	8,104 SF
Existing Development:	One parcel with a single family residence (to be demolished).

SURROUNDING PROPERTY:

North:	R2-MD	Multi-Family Residential, Residential Use
South:	R2-MD	Multi-Family Residential, Residential Use
East:	R2-MD	Multi-Family Residential, Residential Use
West:	R2-MD	Multi-Family Residential, Residential Use

DEVELOPMENT STANDARD COMPARISON - SMALL LOT ORDINANCE

Development Standard	Required/Allowed	Proposed/Provided
Lot Size:		
Lot Width	NA	60 FT
Lot Area	NA	8,104 SF
Maximum Density (based on gross acreage):		
DU's/ Acre (Residential)	1 du/3,630 SF (12 DU's/Acre) Maximum 2 units	1 du/4,052 SF (10 DU's/Acre) Proposed 2 units
Common Lot Requirement	No common lot required; CC&Rs are required.	CC&Rs to be filed.
Min./Avg. Lot Sizes	NA	1,297 SF Min./1,401 SF Avg.
Building Coverage (Development Lot)		
Buildings	NA	2,827 SF (35%)
Paving	NA	1,542 SF (19%)
Minimum Open Space	2,431.2 SF (30%)	3,735 SF (46%)
TOTAL	NA	8,104 SF (100%)
Minimum Open Space (Individual Unit)	200 SF Min. 10 FT Min. Dimension	1,000+ SF 10 FT Min. Dimension
Building Height	2 Stories/Max. 27 FT	2 Stories/Max.27 FT
Chimney Height	2 FT Above Max. Bldg. Ht.	NA
Distance Between Buildings	No minimum distance required, subject to compliance with Building and Fire Code standards	27' 6" FT (Complies with Building and Fire Code standards)
Setbacks (Development Lot)		
Front	20 FT	20 FT
Side (left/right)	10 FT/10 FT[1]	5 FT/5 FT
Rear	10 FT	15 FT
Parking for single-family detached/3 bedrooms		
Garage	4	4
Open	4	4
TOTAL	8 Spaces	8 Spaces
Driveway Length	Min. 19 FT	Min. 20 FT
Interior garage dimension	20 FT	20 FT

(1) This setback can be reduced to a minimum of five feet on a case by case basis per CMMC 13-42. See staff report for more discussion.

NA = Not Applicable or No Requirement

CEQA Status	Guidelines Section 15303/Class 3, New Construction of three or fewer single-family homes in urban areas and Section 15315/Class 15, Minor Land Divisions
Final Action	Planning Commission

PLANNING APPLICATION SUMMARY

Location: 162 E. 18th Street
APN: 425-231-03

Application Number: PA-14-50, PM-15-109

Request: Design Review of a two unit two-story residential development and a subdivision map.

SUBJECT PROPERTY:

Zone: R2-HD
General Plan: HDR

Lot Dimensions: 50 FT x 125.25 FT
Lot Area: 6,263 square feet

Existing Development: One parcel with two unit one-story residential development

SURROUNDING PROPERTY:

North:	R2-HD	Multi-Family Residential, High Density
South:	R2-HD	Multi-Family Residential, High Density
	R-3	Multi-Family Residential
East:	R2-HD	Multi-Family Residential, High Density
West:	R2-HD	Multi-Family Residential, High Density
	R-3	Multi-Family Residential

DEVELOPMENT STANDARD COMPARISON

Lot Area	12,000 SF new lots **or** No minimum per Small Lot Subdivision Standards	Unit 1- 2,775 SF Unit 2- 3,488 SF
Open space (development lot)	1,878 SF - 30% of total lot area per Small Lot Subdivision Standards	41%- 2,579 SF
Open space (individual unit)	200 SF with no dimension less than 10 feet per Small Lot Subdivision Standards	Unit 1- 202 SF Unit 2- 206 SF
Density:		
High Density Residential Land Use Zone – R2-HD	Max. 20 units per acre 1 du/3,000 SF (14.52 du/ac) Max. 2 dwelling units	13.91 units per acre 2 dwelling units
Building Height	Two-stories / 27 ft.	Two-stories /maximum 27 ft.
Distance between main buildings	No Minimum /SLO	10 ft.
Building Setbacks:		
Front (18th Street)	20 ft.	20 ft.-7 in.
Side	10 ft.	5 ft. (Unit 1) 10 ft. (Unit 2)
Side	10 ft.	5 ft.
Rear (Abutting a Publicly Dedicated Alley)	5 ft.	5 ft.- 6 in.
% ratio of 2nd floor to 1st floor (Unit 1)	100%	92%
% ratio of 2nd floor to 1st floor (Unit 2)	100%	87%
Driveway Length	19 ft.	20ft 7 in. (Unit 2 only)
Parking	Two garage and two open per unit	Two garage, one covered and one open (Unit 1) Two garage and two open (Unit 2)
Total	8 spaces	8 spaces

CEQA Status	Guidelines Section 15303/Class 3, New Construction of three or fewer single-family homes in urban areas
Final Action	Planning Commission

PLANNING APPLICATION SUMMARY

Location:	1620 Orange Avenue APN: 425-201-03	Application Number:	PA-15-06
Request:	Design Review of a two unit two-story residential development.		

SUBJECT PROPERTY:		SURROUNDING PROPERTY:		
Zone:	R2-HD	North:	R-3 C1 PDC	Multi-Family Residential Local Business District Planned Development Commercial
General Plan:	HDR	South:	R-3 R2-HD	Multi-Family Residential Multi-Family Residential, High Density
Lot Dimensions:	75 FT x 90 FT	East:	R-3	Multi-Family Residential
Lot Area:	6,750 square feet	West:	C1	Local Business District
Existing Development: One parcel with one unit one-story residential development				

DEVELOPMENT STANDARD COMPARISON FOR SMALL LOT SUBDIVISION

Lot Area	No minimum per Small Lot Subdivision Standards	Unit 1- 3,600 SF Unit 2- 3,150 SF
Open space (development lot)	30% of total lot area per Small Lot Subdivision Standards	2,065 SF Unit 1 (57%) 1,553 SF Unit 2 (49%) Total= 3,618 SF (54%)
Open space (individual unit)	200 SF with no dimension less than 10 feet per Small Lot Subdivision Standards	Unit 1- 276 SF- (min dimension of 12 feet.) Unit 2- 308 SF – (min. dimension of 12 feet.10 in.)
Density:		
High Density Residential Land Use/ R2-HD Zone	1 du/3,000 SF (14.5 DU's/Acre-2 Units Total)	1 du/3,375 SF (13 DU's/Acre-2 Units Total)
Building Height	Two-stories / 27 ft.	26'-11 ¼" (Unit 1) 26'-9 ¼" (Unit 2)
Distance between main buildings	No Minimum /SLO	9 ft.
Building Setbacks: (Development Lot)		
Front (Orange Ave) (Unit 1)	20 ft.	16 ft.[1]
Side (street-side) (16th Place)	10 ft.	15 ft. (Unit 1) 19 ft. (Unit 2)
Side (interior)		
Unit 1- First Floor	5 ft.	5 ft.
Unit 1- Second Floor	5 ft.	5 ft.
Unit 2- First Floor	5 ft.	5 ft.
Unit 2- Second Floor	5 ft.	24 ft.
Rear (interior) [3]		
Unit 1- First Floor	NA	NA
Unit 1- Second Floor	NA	NA
Unit 2- First Floor	10 ft.	9 ft.[1]
Unit 2- Second Floor	10 ft.	8 ft.[1]
% ratio of 2nd floor to 1st floor (Unit 1)	100%	54%
% ratio of 2nd floor to 1st floor (Unit 2)	100%	48%
Driveway Length	19 ft.	19 ft. (Unit 1) 18 ft. (Unit 2)[2]
Parking	Two garage and two open per unit	Unit 1-Two garage and two open Unit 2-Two garage and two open
Total	8 spaces	8 spaces
Final Action	Planning Commission	
CEQA Review	Exempt, Class 3 for new construction or conversion of small structures	

1 Minor Modification required.

2 Public Services requires 1-foot sidewalk easement along 16th Place. 18 foot driveway length minimum per Transportation Services

3 The rear setback of 10 feet was adopted per Ordinance 15-03 amending Title 13, Chapter V, Article 2.5, Residential Small Lot Subdivision, of the Costa Mesa Municipal Code effective May 21, 2015

PH-3

LOOMIS, RYAN

Subject: FW: PA-15-10

From: Tuyet Mac [mailto:dfgorrie@yahoo.com]
Sent: Monday, June 22, 2015 2:56 PM
To: LOOMIS, RYAN
Subject: Re: PA-15-10

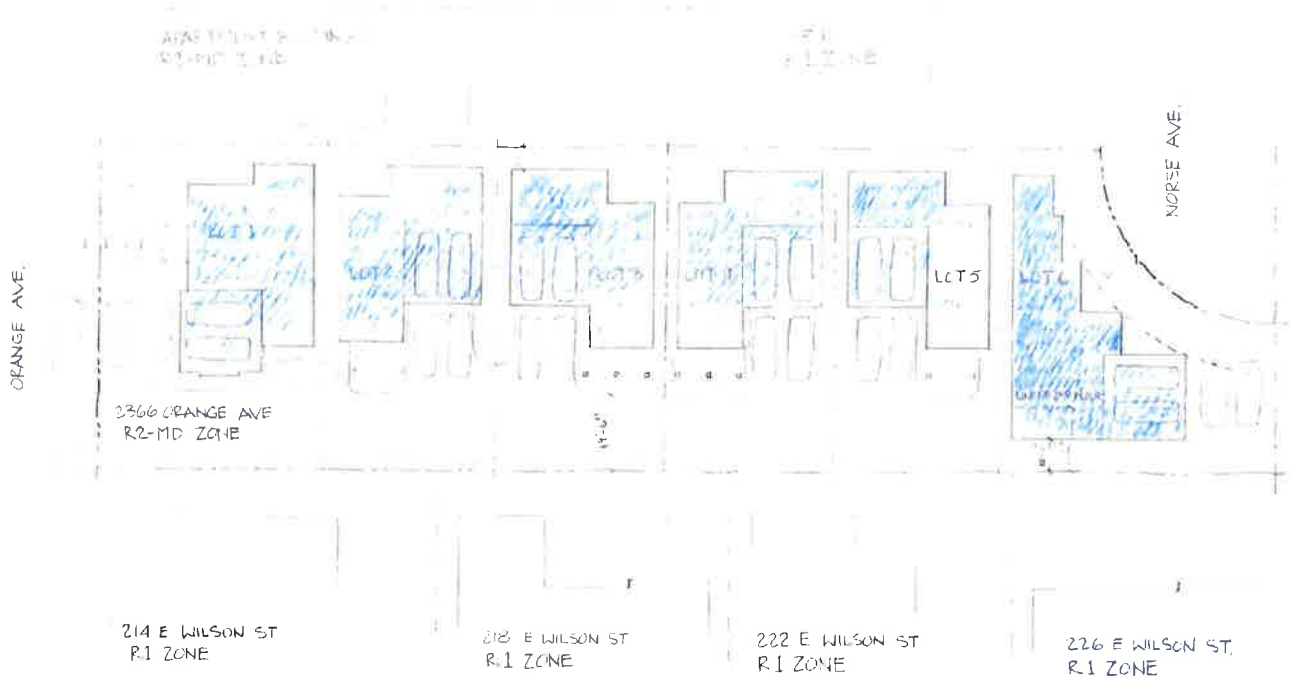
Dear Mr. Roomis,
The following is the requested summary to go along with the Proposed Conceptual Site Plan.

To: Planning Commission
Re: Application No. PA-15-10 & TT-17870
Site Address: 2366 Orange Avenue

From: Douglas Gorrie, Architect
Residing at: 222 E. Wilson Street, Costa Mesa, CA 92627

I, Douglas Gorrie, have created an alternative Proposed Conceptual Site Plan to demonstrate that the proposed project could be designed wherein 6 houses can be placed on the parcel, while protecting the light, air and privacy of the four properties located along the south property line. Other reasons for requesting this change to the site plan are as follows:
1. The Proposed Conceptual Site Plan will protect the interests of all property owners, which is fair and reasonable.
2. The Proposed Conceptual Site Plan will protect the privacy and quality of life for the families who live in the single family low density homes to the south of the project site.
3. The Proposed Conceptual Site Plan maintains the scale of the neighboring adjacent houses which are predominantly single story.
4. The Proposed Conceptual Site Plan provides visual relief and actual separation from the medium density project.
5. The Proposed Conceptual Site Plan mitigates the incurable functional and economic harm to us, the homeowners, that will be caused by the project.
6. The Proposed Conceptual Site Plan complies with the City Guidelines, which state "Consideration shall be given to the effect of proposed development on the light, air, and privacy of adjacent properties. The as designed project will block our morning light increase unwanted noise and severely diminish our quality of life.
7. The Proposed Conceptual Site Plan mitigates the need by us, the homeowners, to screen the project from view, because adequate separation will have been achieved. Any reasonable development would provide or contemplate screening to adjacent properties. The as designed project does not provide for any screening from its side, but requires the affected homeowners to screen the project.
8. The Proposed Conceptual Site Plan abuts the proposed medium density development with the existing medium density apartments, which are directly adjacent to the north.
9. The Proposed Conceptual Site Plan is designed to embody the "SPIRIT OF THE PLANNING GUIDLINES', which is to protect all the residents and property owners and to promote the health, safety and welfare of all.

Respectfully,
Douglas Gorrie, Architect



PROPOSED CONCEPTUAL SITE PLAN
SCALE: N/A
DRAWN BY: DOUGLAS GORRIE, ARCHITECT