



PLANNING COMMISSION AGENDA REPORT

U1.3.

MEETING DATE: FEBRUARY 9, 2004

ITEM NUMBER:

SUBJECT: EXTENSION OF TIME FOR PLANNING APPLICATION PA-01-34
2100 AND 2130 CANYON DRIVE

DATE: JANUARY 29, 2004

FOR FURTHER INFORMATION CONTACT: WILLA BOUWENS-KILLEEN, SENIOR PLANNER
714.754.5153

DESCRIPTION

The applicant requests an extension of time for a project approved by Planning Commission on January 13, 2003.

APPLICANT

Steve Krueger is representing the property owner, Greg Wallace.

RECOMMENDATION

Approve a one-year extension of time to expire January 13, 2005, by adoption of Planning Commission resolution, subject to conditions.


for WILLA BOUWENS-KILLEEN
Senior Planner


PERRY L. VALANTINE
Asst. Development Services Director

BACKGROUND

On January 13, 2003, Planning Commission approved Planning Application PA-01-34, consisting of a design review to construct an 18 unit, two-to-three story, common interest development with variances and administrative adjustment from front and rear setback requirements, building height requirements, chimney height requirements, and setback requirements for a wall and for common front landscape area. Due to the complexity of the project, the applicant was unable to obtain building permits prior to the one-year expiration of the project, resulting in the requested extension of time.

The tentative tract map approved as a part of this project will not expire for another year because the original approval is for a two-year time period, consistent with the State Subdivision Map Act and the City's Zoning Code.

ANALYSIS

Original project approval included several variances from the Zoning Code and several deviations from the residential design guidelines. All Code requirements and residential design guidelines are unchanged since this project was approved with the exception of a new design guideline that requires a 10-foot average side setback for the second story of a residence, which became effective October 2, 2003.

Of the 18 units, only 2 of the units do not provide the average 10-foot second-story side setback from the project's exterior property lines. These 2 units abut the driveway of the adjoining common interest development to the north. The second-story side setbacks of these 2 units are consistent with the existing residential development of that common interest development as well as the residences existing to the west across Canyon Drive. Therefore, it is staff's opinion that the appearance of the buildings will be compatible with the surrounding neighborhood. Four interior units have 5-foot second-story side setbacks that abut either the project's entry driveway or the project's public open space. Since this is a self-contained project, impacts of the building mass of these four units will be limited to the residents of the project themselves.

ALTERNATIVES

The project could not be built if the requested extension of time was denied by Planning Commission.

ENVIRONMENTAL DETERMINATION

The property and project characteristics discussed within the Negative Declaration prepared for this project have remain unchanged. Therefore, the Negative Declaration adopted by Planning Commission for this project is still applicable.

CONCLUSION

Approval of the requested extension of time will allow the construction of 18 new homes, consistent in design and type with the surrounding neighborhood, increasing homeownership opportunities in the City.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" – Findings adopted for PA-01-34
 Exhibit "B" – Conditions of approval adopted for PA-01-34
 Applicant's request for extension of time
 Original staff report for PA-01-34
 Location/Zoning Map
 Air Photo
 Plans

File Name: 020904PA0134EXT

Date: 1/28/04

Time: 2:45 p.m.

cc: Deputy City Mgr. - Dev. Svcs. Director
 Sr. Deputy City Attorney
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

Greg Wallace
Instant Jungle
2100 Canyon Drive
Costa Mesa, CA 92626

Steve Krueger
Krueger Development Company
14482 Beach Boulevard, Suite W
Westminster, CA 92683

RESOLUTION NO. PC-04-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING AN EXTENSION OF TIME
FOR PLANNING APPLICATION PA-01-34.**

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

WHEREAS, an application was filed by Steve Krueger, authorized agent for Greg Wallace, with respect to the real property located at 2100 and 2130 Canyon Drive requesting approval of an extension of time for a design review to construct 18 dwelling units, with variances and administrative adjustment from front and rear setback requirements, building height requirements, chimney height requirements, and setback requirements for a wall and for common front landscape area in the R2-MD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 9, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** the extension of time for Planning Application PA-01-34 with respect to the property described above.

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-01-34 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 9th day of February, 2004.

Chair, Costa Mesa
Planning Commission

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EXHIBIT "A"**FINDINGS**

- A. The information presented substantially complies with section 13-29(g)(1) of the Costa Mesa Municipal Code in that special circumstances applicable to the property exist to justify granting of the variance from front building setback requirements. Strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by owners of other property in the vicinity under identical zoning classification. Specifically, special circumstances exist due to the unusual topography and shape of the lot. The one unit proposed at the 10-foot front setback will be consistent in appearance with existing residences across Canyon Drive. Granting the variance will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.
- B. The information presented substantially complies with section 13-29(g)(1) of the Costa Mesa Municipal Code in that special circumstances applicable to the property exist to justify granting of the variance from rear setback requirements. Strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by owners of other property in the vicinity under identical zoning classification. Specifically, special circumstances exist due to the unusual topography and shape of the lot. Residences on the abutting project should not be impacted because private yards, open space and driveway area separates the proposed and existing units, resulting in a minimum 37-foot separation between the two. Granting the variance will not allow a use, density, or intensity that is not in accordance with the general plan designation for the property.
- C. The information presented substantially complies with section 13-29(g)(1) of the Costa Mesa Municipal Code in that special circumstances applicable to the property exist to justify granting of the variance from building height requirements. Strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by owners of other property in the vicinity under identical zoning classification. Specifically, special circumstances exist due to the unusual topography and shape of the lot. Granting the variance will not allow a use, density, or intensity that is not in accordance with the general plan designation for the property.
- D. The information presented substantially complies with section 13-29(g)(1) of the Costa Mesa Municipal Code in that special circumstances applicable to the property exist to justify granting of the variance from common lot depth and block wall front setback requirements. Strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by owners of other property in the vicinity under identical zoning classification. Specifically, special circumstances exist due to the unusual topography and shape of the lot. A

minimum 10-foot landscape area will still be provided behind the sidewalk with the block wall also placed a minimum of 10 feet behind the sidewalk. The reduced common front landscape area and wall setback will be visually consistent with the units across Canyon Drive. Granting the variance will not allow a use, density, or intensity that is not in accordance with the general plan designation for the property.

- E. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
- a. The proposed development and use is compatible and harmonious with uses both on-site as well as those on surrounding properties.
 - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 - c. The project is consistent with the General Plan. Specifically, the proposed project is consistent with several General Plan goals including LU-2A.7, encouraging creation of parcels without street frontage as well as CD-7A.1, which encourages new structures designed in an architectural style compatible in scale and character with existing buildings and the natural surroundings as well as CD-7A.2, which requires consistency with the prevailing character of development in the vicinity and to not have a substantial adverse impact on adjacent areas.
 - d. The planning application is for a project-specific case and does not establish a precedent for future development.
 - e. The cumulative effects of all planning applications have been considered.
- F. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(14)(a) in that the proposed development is substantially compatible and harmonious with existing and/or anticipated development on surrounding properties. This includes site planning, landscaping, appearances, scale of structures, location of windows, and any other applicable features relative to a compatible and attractive development. Specifically, the development will be similar in nature to the surrounding, small lot and airspace common interest developments. A minimum 37-foot separation is proposed between the new and existing units to the north and east. The project will be developed to follow the existing topography, limiting visual impacts on adjoining properties.
- G. An initial study was prepared, pursuant to the California Environmental Quality Act. Although the proposed project could have a significant effect on the environment, according to the Initial Study and Mitigated Negative Declaration, which reflect the independent judgment of the City of Costa Mesa, there will not be a significant effect on the environment because mitigation measures have been added to the project.

- H. 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. 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.
2. 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.
3. The final map shall show easements or other provisions for the placement of centralized mail delivery units, if applicable. Specific locations for such units shall be to the satisfaction of the Planning Division, Engineering Division, and the US Postal Service.
4. To avoid an alley-like appearance the private streets shall be developed without a center concrete swale. The design shall be approved by the Planning Division.
5. The site plan submitted with initial working drawings shall contain a notation specifying whether the project is a one-lot condominium or whether each unit is situated on a separate parcel.
6. The conditions of approval and ordinance or code provisions and special district requirements of Planning Application PA-01-34/Tentative Tract Map T-16070 shall be blueprinted on the face of the site plan.
7. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the release of utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
8. The project shall comply with the attached mitigation measures. (Copy attached hereto.)
9. The project developer shall be responsible for installing landscape and irrigation in all the area behind the sidewalk, prior to release of occupancy for the units. The project's homeowner's association shall be responsible for the maintenance of this area. The CC&Rs shall include a provision regarding the ongoing maintenance of this area.
10. Elevations facing Canyon Drive shall be enhanced under the direction of Planning Division staff.
11. Consistent landscape materials shall be planted in both the public right-of-way and on private property along Canyon Drive. The homeowner's association shall maintain all area behind the public sidewalk in a consistent manner.
- Police 12. A list of security recommendations has been provided by the Police Department for the applicant's consideration.

- Eng. 13. 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.

MITIGATION MEASURES
(FROM THE MITIGATED NEGATIVE DECLARATION PREPARED FOR PA-01-34/T-16070)

Air Quality

- AQ1. SCAQMD Rule 403 shall be adhered to, ensuring the clean up of construction-related dirt on approach routes to the site. Rule 403 prohibits the release of fugitive dust emissions from any active operation, open storage pile, or disturbed surface area beyond the property line of the emission source. Particulate matter deposits on public roadways are also prohibited
- AQ2. Adequate watering techniques shall be employed to partially mitigate the impact of construction-generated dust particulates. Portions of the project site that are undergoing earth moving operations shall be watered such that a crust will be formed on the ground surface and then watered again at the end of the day.
- AQ3. Grading operations shall be suspended during first and second stage ozone episodes or when winds exceed 25 mph.

Biological Resources

- B1. To avoid the loss of an active raptor nest on the site, 30 days prior to the onset of construction activities (including grading), a qualified biologist shall survey the project site for the presence of occupied nests. Any occupied nests found during the survey would be protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code.
- B2. The ficus tree shall be replaced with a minimum of two, 108" box trees of a type and in a location approved by the Planning Division prior to installation.

Cultural Resources

- CR1. Archeological and paleontological monitoring plans shall be submitted to the Planning Division prior to issuance of grading permits. An Orange County certified archeologist and paleontologist shall monitor grading activities throughout the site. Final reports shall be submitted to the Costa Mesa Planning Division and the UCLA Clearinghouse prior to the issuance of final occupancy.

Geology and Soils

- G1. All seismic design requirements outlined by the State of California and the latest Uniform Building Code adopted by the City of Costa Mesa shall be implemented to mitigate ground shaking potential according to plans approved by the Building Division.
- G2. A licensed geotechnical firm shall inspect the site during grading to detect unknown faults. Additional mitigation measures may need to be implemented to mitigate ground shaking potential

- G3. Prior to grading, the project developer shall remove any surficial debris, organic materials, and deleterious materials, and identify all active or inactive utilities within the construction area and relocate or abandon, as necessary.
- G4. The applicant shall ensure that the geotechnical requirements of soil preparation be followed during grading.
- G5. The applicant shall ensure that permanent slopes shall not be constructed at a gradient steeper than 2:1 (horizontal:vertical) and shall be planted with grassed or other suitable vegetation to minimize surficial erosion.
- G6. The applicant shall construct the retaining walls, to be located along the eastern boundary of the project, of a material compatible with the construction materials and color of the adjacent residential development. The walls shall be heavily landscaped to soften the edge of the property and provide a visual amenity to the adjacent residences.
- G7. Prior to any grading or other onsite construction activities, the applicant shall provide a comprehensive asbestos survey report and lead-based paint survey for all structures on the project site. Any required remediation required as an outcome of the survey reports efforts shall be implemented per federal, state, and local standards for all asbestos and lead-based paint found on site prior to any construction activity, to the satisfaction of the Building Official.
- G8. The septic tank located on site shall be removed and properly disposed of, in compliance with all federal, state, and local regulations, to the satisfaction of the Building Official.

Hydrology & Water Quality

- WQ1. A final hydrology study for the project addressing pre- and post-construction runoff rates and any potential impacts to the storm drain channel system shall be submitted to the Building and Engineering Divisions and appropriate County agencies prior to issuance of grading permits. The applicant shall be responsible to implement any measures, required by the study to avoid impacts downstream.
- WQ2. Prior to or concurrent with submittal of plans for grading plan check, applicant shall submit a Water Quality Management Plan (WQMP) that identifies the application and incorporation of those routine structural and non-structural Best Management Practices (BMPs) outlined in the Countywide National Pollution Discharge Elimination System (NPDES) Drainage Area Management Plan (DAMP), Appendix G. The WQMP shall detail implementation of BMPs not dependent on specific land uses, for review and approval by the Development Services Department.
- WQ3. A local drainage connection permit shall be obtained from the County of Orange Regulation/Public Property Permit Division to allow connection with the existing County drainage facilities prior to occupancy, if necessary. Permits shall also be obtained from the City's engineering Division for connections to City drainage facilities.

Noise

- N1. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 6 p.m. Monday through Friday, and from 8 a.m. to 5 p.m. on Saturday. No work shall be conducted on Sunday or Federal holidays, exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.

Krueger Development Company

14482 Beach Blvd., Suite W
Westminster, CA 92683
(714) 903-0100 fax (714) 898-0032

RECEIVED

DEVELOPMENT

NOV 18 2003

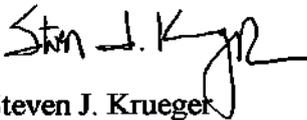
Ms. Willa Bouwens-Killeen
Senior Planner
City of Costa Mesa
77 Fair Drive
P.O. Box 1200
Costa Mesa, CA 92628-1200

re: Extension of Planning Application Approval # PA-01-34, dated January 13, 2003.
2100 & 2130 Canyon Drive, the "Instant Jungle" property

Dear Ms. Killeen:

Please consider this letter a formal request to extend the above referenced Planning Approval to January 13, 2005. I have attached copies of the original notification of approval along with Resolution Nos. PC-03-02 and PC-03-03. If you need any additional information, please do not hesitate to call. Thank you for your prompt attention to this request.

Sincerely,


Steven J. Krueger

Attachments: City of Costa Mesa notification, Resolution Nos. PC-03-02 & PC-03-03
cc: Mr. Greg Wallace



PLANNING COMMISSION AGENDA REPORT

U11.5.
ITEM NUMBER:

MEETING DATE: JANUARY 13, 2003

SUBJECT: PLANNING APPLICATION PA-01-34/TENTATIVE TRACT MAP T-16070
2100 AND 2130 CANYON DRIVE

DATE: JANUARY 2, 2003

FOR FURTHER INFORMATION CONTACT: WILLA BOUWENS-KILLEEN, SENIOR PLANNER
714.754.5153

DESCRIPTION

Applicant proposes construction of an 18-unit, small lot, common interest development. Several variances and an administrative adjustment are requested to facilitate the project. Additionally, a tentative tract map is also proposed. This project is proposed on the Instant Jungle property.

APPLICANT

Steve Krueger is representing the property owner, Greg Wallace.

RECOMMENDATION

1. Approve the variances and administrative adjustment from front and rear setback requirements, building height, common front landscaped area, and fence setback requirements, in conjunction with the design review for the project, by adoption of the Mitigated Negative Declaration and Planning Commission resolution, subject to conditions.
2. Approve the tentative tract map, by adoption of Planning Commission resolution, subject to conditions.

W Bouwens-Killeen
WILLA BOUWENS-KILLEEN
Senior Planner

Perry L. Valentine
PERRY L. VALANTINE
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 2100 and 2130 Canyon Drive Application: PA-01-34/T-16070

Request: Design review to construct an 18 unit, two-to three story common interest development with variances and administrative adjustment from front and rear setback requirements, building height requirements, chimney height requirements, and setback requirements for a wall and for common front landscape area with a tract map to facilitate the project.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>R2-MD</u>	North & R2-MD, 64-unit residential condominium project
General Plan: <u>Med. Density Residential</u>	East: _____
Lot Dimensions: <u>Irregular</u>	South: <u>I&R, Canyon Park</u>
Lot Area: <u>2.3 acres</u>	West: <u>(Across Canyon Drive), single-family residences</u>
Existing Development: <u>Instant Jungle Nursery</u>	_____

DEVELOPMENT STANDARD COMPARISON

Development Standard	Code Requirement	Proposed/Provided
Lot size – development lot:		
Lot width	100 ft.	431 ft.
Lot area	12,000 sq.ft.	100,266 sq.ft.
Lot size – individual lots		
Lot area	3,000 sf min./3,500 sf avg.	3,260 to 5,233 sf.; 3,943 sf. avg.
Density: Zone/GP	1 du:3,630 sq.ft.	1du:5,570 sq.ft.
Building coverage – overall project:		
Buildings		31% (30,510 sq.ft.)
Paving		22% (22,230 sq.ft.)
Open Space	40% (40,106 sq.ft.)	47% (47,526 sq.ft.)
TOTAL	100% (100,266 sq.ft.)	100 % (100,266 sq.ft.)
Building coverage – individual units:		
Buildings	Maximum 60%	44 to 57%
Paving		
Open Space	40%	43% to 56%
Min. private open space dimension	15 ft./ 400 sq.ft. minimum	15 ft./ 675 sq.ft. minimum
Building Height: -- building	2 stories/27 ft.	2 stories/27 ft. & 3 stories/34 ft.
chimney	29 ft.	29 ft. & 37 ft.
Ratio of 2nd floor to 1 st floor (guideline)	80% maximum	75% to 107%
Building separation:	10 ft.	10 ft.
Setbacks:		
Front	20 ft.	10 ft min. to 32 ft. max.
Side (left/right)	5 ft./5 ft.	5 ft./15 ft.
Rear	20 ft.	10 ft. to 15 ft.
Rear Yard Coverage	2,378 sq.ft.	985 sq.ft.
Parking:		
Covered	36	36
Open	36	35 (in drives)
Guest	N.A.	4
TOTAL	72	75
Driveway width:	20 ft.	28 ft.
Landscape prkws. -- private sts./drives:	10 ft. total both sides; 3 ft. min. one side	10 ft. total both sides; 5 ft. min. one side

CEQA Status Negative Declaration
 Final Action Planning Commission

(16)

BACKGROUND

On October 16, 2000, City Council adopted a Mitigated Negative Declaration and approved Development Review DR-00-11 and Tentative Tract Map T-16070. However, City Council's approval reduced the number of units from the 18 proposed by the applicant to 16. Additionally, City Council required the applicant to provide 3 garage spaces for each of the units. Approval included variances and administrative adjustments from front and rear setback requirements as well as to allow three stories for some of the units, with a minor modification to allow additional building height. The applicant did not submit plans or obtain building permits before the project expired on October 16, 2001.

The project abuts area dedicated for an extension of Sea Bluff Drive. The extension was never constructed and the City agreed to abandon a portion of the area, which is included in the proposed project.

The applicant proposes adjusting portions of the east and north property lines. The amount of land area between the subject site and the condominium project to the north and east will remain substantially the same but will result in a better lot configuration for both projects. (The proposed adjusted area is shaded on the site plan.) A separate lot line adjustment application has been submitted and will be processed by the Zoning Administrator.

ANALYSIS

The applicant proposes an 18-unit, small-lot subdivision on the Instant Jungle property. The large ficus tree is proposed to be removed or relocated. Removal/relocation of the tree will allow all the units to be accessed from an interior private drive, as well as allowing the project's ultimate grades to imitate the existing topography of the lot.

This project contains several requests, which are described and analyzed as follows:

Design Review

Design reviews are required for projects containing 3 or more, two-story residences and are reviewed by Planning Commission. This allows review of the structures' scale, location of windows, site planning, landscaping, appearance, and "any other applicable features relative to a compatible and attractive development".

Elevations are to consist of stucco with composition roofing and vinyl windows. Articulation will be provided with differing wall and roof planes, wood trim, hardboard siding, and stucco-covered foam trim, as well as decks and porches.

To minimize second story mass, the City's residential design guidelines recommend that the second floor not exceed 80% of the first floor. Proposed is a 75% to 107%

ratio of second to first floor. However, since this is a self-contained project, the impact of the building mass will be limited to the residents of the project themselves. The project site is surrounded by primarily two-story development. The adjoining condominium project appears to have similar first- to second-floor ratios as the proposed project. Additionally, the residences to the west also contain two-story units constructed on small lots. (Average lot size is approximately 3,800 sq.ft.) Therefore, it appears the proposed project is compatible with the surrounding neighborhood.

A condition of approval is included requiring enhancement of the elevations facing Canyon Drive to ensure an attractive, off-site view of the project.

Any multiple-family residential project containing five or more dwelling units is required to provide trash enclosures. However, Code allows the final review authority to grant an exception to this requirement if the applicant submits a written determination from the City's Sanitary District and/or any contract trash collection service that on-site trash collection service can be provided to each individual dwelling unit; if the applicant signs and records a land use restriction prohibiting trash collection in the public right-of-way; if adequate, screened, on-site storage for trash containers is provided; and with a limitation of no more than two trash containers per dwelling unit. The applicant feels that individual trash collection is consistent with the proposed project and intends to comply with these requirements. Proof of compliance will be required prior to issuance of building permits so trash enclosures can be incorporated into the project if the requirements cannot be satisfied.

Variances – Building Height/Number of Stories and Chimney Height Requirements

Code permits a maximum building height of two stories/27 feet, with a maximum 29-foot height for chimneys. Eight, three-story units are proposed at a 34-foot height, with 37-foot high chimneys. A variance to allow three stories and a minor modification to allow a 34-foot height for 9 of the units were approved under DR-00-11. Code modifications adopted in 2001 require variances for additional building height.

In order to minimize the grade differences between the subject site and the adjacent park and condominiums, lots 8 through 15 on the submitted plan will be graded into two levels with an approximately 9-foot grade difference between each level. The approximately 3,000 sq.ft. units proposed for these lots (floor plans 2 and 4) will be constructed on both levels of each lot. The "basement" level of each unit, consisting of a bedroom, bathroom, and a media/recreation room, will be constructed at the lower level of each lot. The two-story portion of the unit, consisting of garage area (including a third, tandem space), kitchen, living room, family room, and dining room on the first floor, and three to four bedrooms and two bathrooms on the second floor, will be constructed on the upper level of the lot. This will result in a partial three-story structure (as measured from the lowest portion of the site), as defined by Code. The resulting building height is 27 feet/2 stories at the front of the residences

and 34 feet/3 stories with 37-foot high chimneys at the back of the residences. The remaining 10 units on lots 1 through 7 and 16 through 18 (floor plans 1 and 3) will satisfy the 27 foot/2 story height limit. A maximum of two stories will be visible from Canyon Drive and to the adjoining residents to the north.

The overall property slopes from the west to the east, sloping approximately 16 feet from the southwest edge of the site to the eastern portion of the property. By stepping the property to imitate the existing topography, the project retains the visual interest the existing topography provides. Staff feels the variance is justified due to the unusual topography of the lot.

Variance – Front Building Setback Requirements

City Council approval of DR-00-11 allowed a 12-foot front setback the 6 units along Canyon Drive (20-foot front setback required). With this revised plan, only one unit (lot 15) will encroach into the required Canyon Drive setback, although it will have a 10-foot setback from the front property line.

The sidewalk is proposed to be constructed directly behind the curb. The approximately five-foot deep public parkway will be incorporated into the front setback area, giving the appearance of a 15-foot deep landscape setback. The house front will be oriented to the private, on-site drive and its side will face Canyon Drive. The houses across Canyon Drive are constructed at similar setbacks with their sides facing the street. The unit will be consistent in appearance with those existing houses.

It is staff's opinion that the retention of the property's unusual topography and the lot's unusual shape provide site hardships justifying approval of the variance.

Variance/Administrative Adjustment – Rear Yard Setback Requirements

Code requires a 20-foot rear (east) setback. Under DR-00-11, an administrative adjustment was approved to allow four units to be set back 15 feet from the rear property line and to allow a further 5-foot encroachment (10-foot setback) for open decks.

The unit proposed for the southeast corner of the property (lot 12) is proposed at a 10-foot setback from the rear (east) property line, requiring a variance. An administrative adjustment is required for the three units in the northeast corner of the property (lots 5, 6, and 7) shown at approximately 15-foot setbacks from the rear property line. (Although originally advertised as a variance, an administrative adjustment can be substituted for the variance since the noticing requirements are the same.) The minimum open space dimension and area required for the individual lots is provided even with the variance/administrative adjustment.

The proposed homes and the neighboring condominium units to the north and east will be separated by a minimum of 37 feet consisting of the private yards (on the proposed project) and driveways and/or open space (on the adjoining project). Consequently, it is staff's opinion that the reduction in rear yard setback should not impact adjoining residents.

The unusual topography and shape of the lot, and the applicant's desire to mirror that topography, along with the lot's unusual shape, provide the justification for approval of both the administrative adjustment and the variance.

Variances From Common Front Landscape Area/Block Wall Setback Requirements

Common interest developments are required to include the front 10-feet of the street setback area in a common lot. This common landscaped area ensures a consistent appearance from the public street. Although 10-feet is shown, 5.5 feet is located within public right-of-way. (The sidewalk will be placed along the curb, with the parkway behind the sidewalk.) Additionally, Code requires a 10-foot front setback for any walls in excess of 3 feet in height. The 10-foot setback provides an area where landscaping can be planted to soften the appearance of the wall. The applicant proposes providing a 4.5-foot to 8.5-foot setback for the 6-foot high wall.

The block walls across Canyon Drive are constructed at a similar setback and have less landscaping visible to the street. Consequently, the proposed reduction in setbacks will not be inconsistent with the appearance of the streetscape at this end of Canyon Drive. Approval of the variance is justified due to the unusual topography of the lot and the applicant's desire to reflect that topography. Parkway and setback landscaping will be required to be designed and maintained in the same manner.

Tentative Tract Map

Proposed is an 18-lot tentative tract map to facilitate the project. Two common lots are also shown. Lot A will contain the project drive, some parking, and the common lot at the front of the property. Lot B will contain the recreation area.

For small-lot subdivisions, Code requires a minimum lot size of 3,000 sq.ft., with an average lot size of 3,500 sq.ft. Lots will range in size from 3,260 sq.ft. to 5,233 square feet, with an average size of 3,943 sq.ft. The private recreation area contained in lot B is 6,898 sq.ft.

ALTERNATIVES

Planning Commission may either approve the entire project or deny the entire project. Approval of the project but denial of any of the variances or the administrative adjustment will require a redesign of the project.

ENVIRONMENTAL DETERMINATION

An Initial Study and Mitigated Negative Declaration was prepared was prepared in accordance with the California Environmental quality Act (CEQA) and made available for public review from December 23, 2002 to January 13, 2003. The Initial Study and Mitigated Negative Declaration concluded that all potentially significant impacts could be reduced to levels of insignificance with implementation of recommended mitigation measures. A summary of the potentially significant environmental impacts and associated mitigation measures are as follows:

Air Quality

Anticipated are impacts on short-term air quality associated with project construction. Mitigation measures are included to prevent fugitive dust during construction. Long-term air quality impacts will not change substantially from the conditions evaluated in the 2000 General Plan EIR, which anticipated residential development for this site.

Biological Resources

A large ficus tree exists on the site. Code requires retention of the tree if possible; replacement if it needs to be removed. The current project is based on the relocation/removal of the ficus tree in order to retain as much of the site's topography as possible.

Relocation of the tree, even elsewhere on site (such as the project's recreation area) is costly with no guarantee that the tree will survive. Consequently, the applicant proposes removing the tree and planting two, 108" box trees in the recreation area.

Under DR-00-11, staff recommended retention of the tree. However, during the hearing process it appeared that retention of the tree was not as large a concern to the public and elected and appointed officials. Planning Commission may choose to replace or relocate the tree, or to retain the tree at its present location. Retention of the tree at the existing location will require a redesign of the project. Mitigation measures addressing relocation or removal have been included.

An additional mitigation measure, addressing potential raptor nests, is also included.

Cultural Resources

Construction of the project may result in significant excavation of soils which may contain paleontological resources. A mitigation measure, requiring archeological and paleontological monitoring, has been included.

Geology

Several mitigation measures are included to address work necessary to address the site's unusual topography and past uses.

Hydrology & Water Quality

Mitigation measures contained within this section reflect standard Building and Engineering Division requirements for this type of construction.

Noise

Short-term noise impacts due to construction are anticipated. A mitigation measure, limiting construction times, is included.

CONCLUSION

The proposed project is consistent with several General Plan goals including LU-2A.7, encouraging creation of parcels without street frontage as well as CD-7A.1, which encourages new structures designed in an architectural style compatible in scale and character with existing buildings and the natural surroundings as well as CD-7A.2, which requires consistency with the prevailing character of development in the vicinity and to not have a substantial adverse impact on adjacent areas. Although several variances and an administrative adjustment are required to facilitate the project, the applicant proposes a project that reflects the existing topography, lessening visual impacts on the adjoining residential neighbors and Canyon Park. Staff feels the proposed variances and administrative adjustment are justified in light of the site's existing topography and the applicant's desire to mirror that topography in the completed project as well as the lot's unusual shape. However, the proposed project will require either removal or replacement of the existing, large ficus tree.

Retention of the tree will require a redesign of the project. Relocation or replacement of the tree elsewhere on site will accommodate the project as designed. It is staff's opinion that relocation or replacement of the tree allows for a better overall design of a project that provides additional ownership housing consistent in design and type with the surrounding neighborhood.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Draft Conditions of Approval
 Applicant's Project Description and Justification
 Initial Study of Environmental Impacts
 Draft Negative Declaration
 Location Map
 Plans

cc: Deputy City Manager - Dev. Svcs.
Assistant City Attorney
City Engineer
Fire Protection Analyst
Staff (4)
File (2)

Greg Wallace
2100 Canyon Drive
Costa Mesa, CA 92627

Steve Krueger
14482 Beach Boulevard
Suite W
Westminster, CA 92683

Mark Raab
Raab Engineering
310 South Maple Street
Suite D
Corona, CA 92880

RESOLUTION NO. PC-03-02

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-01-34**

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

WHEREAS, an application was filed by Steve Krueger, authorized agent for Greg Wallace, with respect to the real property located at 2100 and 2130 Canyon Drive, requesting approval of an 18-unit, small lot, common interest residential project with variances and an administrative adjustment from front and rear setback requirements, building height and story requirements, and from block wall and common lot setback requirements, in the R2-MD zone; and

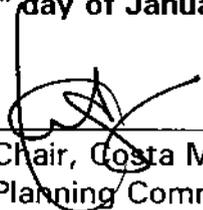
WHEREAS, a Mitigated Negative Declaration was prepared, and made available for public review from December 23, 2002 to January 13, 2003; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 13, 2003.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in exhibit "A", and subject to the conditions contained in exhibit "B", the Planning Commission hereby **ADOPTS** the Mitigated Negative Declaration and **APPROVES** Planning Application PA-01-34 with respect to the property described above.

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-01-34 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 13th day of January, 2003.



Chair, Costa Mesa
Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Perry L. Valantine, 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 January 13, 2003, by the following votes:

AYES: COMMISSIONERS Foley, Garlich, Davenport, Perkins, Egan

NOES: COMMISSIONERS None

ABSENT: COMMISSIONERS None

ABSTAIN: COMMISSIONERS None



Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The information presented substantially complies with section 13-29(g)(1) of the Costa Mesa Municipal Code in that special circumstances applicable to the property exist to justify granting of the variance from front building setback requirements. Strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by owners of other property in the vicinity under identical zoning classification. Specifically, special circumstances exist due to the unusual topography and shape of the lot. The one unit proposed at the 10-foot front setback will be consistent in appearance with existing residences across Canyon Drive. Granting the variance will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.
- B. The information presented substantially complies with section 13-29(g)(1) of the Costa Mesa Municipal Code in that special circumstances applicable to the property exist to justify granting of the variance from rear setback requirements. Strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by owners of other property in the vicinity under identical zoning classification. Specifically, special circumstances exist due to the unusual topography and shape of the lot. Residences on the abutting project should not be impacted because private yards, open space and driveway area separates the proposed and existing units, resulting in a minimum 37-foot separation between the two. Granting the variance will not allow a use, density, or intensity that is not in accordance with the general plan designation for the property.
- C. The information presented substantially complies with section 13-29(g)(1) of the Costa Mesa Municipal Code in that special circumstances applicable to the property exist to justify granting of the variance from building height requirements. Strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by owners of other property in the vicinity under identical zoning classification. Specifically, special circumstances exist due to the unusual topography and shape of the lot. Granting the variance will not allow a use, density, or intensity that is not in accordance with the general plan designation for the property.
- D. The information presented substantially complies with section 13-29(g)(1) of the Costa Mesa Municipal Code in that special circumstances applicable to the property exist to justify granting of the variance from common lot depth and block wall front setback requirements. Strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by owners of other property in the vicinity under identical zoning classification. Specifically, special circumstances exist due to the unusual topography and shape of the lot. A

minimum 10-foot landscape area will still be provided behind the sidewalk with the block wall also placed a minimum of 10 feet behind the sidewalk. The reduced common front landscape area and wall setback will be visually consistent with the units across Canyon Drive. Granting the variance will not allow a use, density, or intensity that is not in accordance with the general plan designation for the property.

- E. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
- a. The proposed development and use is compatible and harmonious with uses both on-site as well as those on surrounding properties.
 - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 - c. The project is consistent with the General Plan. Specifically, the proposed project is consistent with several General Plan goals including LU-2A.7, encouraging creation of parcels without street frontage as well as CD-7A.1, which encourages new structures designed in an architectural style compatible in scale and character with existing buildings and the natural surroundings as well as CD-7A.2, which requires consistency with the prevailing character of development in the vicinity and to not have a substantial adverse impact on adjacent areas.
 - d. The planning application is for a project-specific case and does not establish a precedent for future development.
 - e. The cumulative effects of all planning applications have been considered.
- F. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(14)(a) in that the proposed development is substantially compatible and harmonious with existing and/or anticipated development on surrounding properties. This includes site planning, landscaping, appearances, scale of structures, location of windows, and any other applicable features relative to a compatible and attractive development. Specifically, the development will be similar in nature to the surrounding, small lot and airspace common interest developments. A minimum 37-foot separation is proposed between the new and existing units to the north and east. The project will be developed to follow the existing topography, limiting visual impacts on adjoining properties.
- G. An initial study was prepared, pursuant to the California Environmental Quality Act. Although the proposed project could have a significant effect on the environment, according to the Initial Study and Mitigated Negative Declaration, which reflect the independent judgment of the City of Costa Mesa, there will not be a significant effect on the environment because mitigation measures have been added to the project.

- H. 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. 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.
2. 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.
3. The final map shall show easements or other provisions for the placement of centralized mail delivery units, if applicable. Specific locations for such units shall be to the satisfaction of the Planning Division, Engineering Division, and the US Postal Service.
4. To avoid an alley-like appearance the private streets shall be developed without a center concrete swale. The design shall be approved by the Planning Division.
5. The site plan submitted with initial working drawings shall contain a notation specifying whether the project is a one-lot condominium or whether each unit is situated on a separate parcel.
6. The conditions of approval and ordinance or code provisions and special district requirements of Planning Application PA-01-34/Tentative Tract Map T-16070 shall be blueprinted on the face of the site plan.
7. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the release of utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
8. The project shall comply with the attached mitigation measures. (Copy attached hereto.)
9. The project developer shall be responsible for installing landscape and irrigation in all the area behind the sidewalk, prior to release of occupancy for the units. The project's homeowner's association shall be responsible for the maintenance of this area. The CC&Rs shall include a provision regarding the ongoing maintenance of this area.
10. Elevations facing Canyon Drive shall be enhanced under the direction of Planning Division staff.
11. Consistent landscape materials shall be planted in both the public right-of-way and on private property along Canyon Drive. The homeowner's association shall maintain all area behind the public sidewalk in a consistent manner.
- Police 12. A list of security recommendations has been provided by the Police Department for the applicant's consideration.

- Eng. 13. 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.

**MITIGATION MEASURES
(FROM THE MITIGATED NEGATIVE DECLARATION PREPARED FOR PA-01-34/T-
16070)**

Air Quality

- AQ1. SCAQMD Rule 403 shall be adhered to, ensuring the clean up of construction-related dirt on approach routes to the site. Rule 403 prohibits the release of fugitive dust emissions from any active operation, open storage pile, or disturbed surface area beyond the property line of the emission source. Particulate matter deposits on public roadways are also prohibited
- AQ2. Adequate watering techniques shall be employed to partially mitigate the impact of construction-generated dust particulates. Portions of the project site that are undergoing earth moving operations shall be watered such that a crust will be formed on the ground surface and then watered again at the end of the day.
- AQ3. Grading operations shall be suspended during first and second stage ozone episodes or when winds exceed 25 mph.

Biological Resources

- B1. To avoid the loss of an active raptor nest on the site, 30 days prior to the onset of construction activities (including grading), a qualified biologist shall survey the project site for the presence of occupied nests. Any occupied nests found during the survey would be protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code.
- B2. The ficus tree shall be replaced with a minimum of two, 108" box trees of a type and in a location approved by the Planning Division prior to installation.

Cultural Resources

- CR1. Archeological and paleontological monitoring plans shall be submitted to the Planning Division prior to issuance of grading permits. An Orange County certified archeologist and paleontologist shall monitor grading activities throughout the site. Final reports shall be submitted to the Costa Mesa Planning Division and the UCLA Clearinghouse prior to the issuance of final occupancy.

Geology and Soils

- G1. All seismic design requirements outlined by the State of California and the latest Uniform Building Code adopted by the City of Costa Mesa shall be implemented to mitigate ground shaking potential according to plans approved by the Building Division.
- G2. A licensed geotechnical firm shall inspect the site during grading to detect unknown faults. Additional mitigation measures may need to be implemented to mitigate ground shaking potential

- G3. Prior to grading, the project developer shall remove any surficial debris, organic materials, and deleterious materials, and identify all active or inactive utilities within the construction area and relocate or abandon, as necessary.
- G4. The applicant shall ensure that the geotechnical requirements of soil preparation be followed during grading.
- G5. The applicant shall ensure that permanent slopes shall not be constructed at a gradient steeper than 2:1 (horizontal:vertical) and shall be planted with grassed or other suitable vegetation to minimize surficial erosion.
- G6. The applicant shall construct the retaining walls, to be located along the eastern boundary of the project, of a material compatible with the construction materials and color of the adjacent residential development. The walls shall be heavily landscaped to soften the edge of the property and provide a visual amenity to the adjacent residences.
- G7. Prior to any grading or other onsite construction activities, the applicant shall provide a comprehensive asbestos survey report and lead-based paint survey for all structures on the project site. Any required remediation required as an outcome of the survey reports efforts shall be implemented per federal, state, and local standards for all asbestos and lead-based paint found on site prior to any construction activity, to the satisfaction of the Building Official.
- G8. The septic tank located on site shall be removed and properly disposed of, in compliance with all federal, state, and local regulations, to the satisfaction of the Building Official.

Hydrology & Water Quality

- WQ1. A final hydrology study for the project addressing pre- and post-construction runoff rates and any potential impacts to the storm drain channel system shall be submitted to the Building and Engineering Divisions and appropriate County agencies prior to issuance of grading permits. The applicant shall be responsible to implement any measures, required by the study to avoid impacts downstream.
- WQ2. Prior to or concurrent with submittal of plans for grading plan check, applicant shall submit a Water Quality Management Plan (WQMP) that identifies the application and incorporation of those routine structural and non-structural Best Management Practices (BMPs) outlined in the Countywide National Pollution Discharge Elimination System (NPDES) Drainage Area Management Plan (DAMP), Appendix G. The WQMP shall detail implementation of BMPs not dependent on specific land uses, for review and approval by the Development Services Department.
- WQ3. A local drainage connection permit shall be obtained from the County of Orange Regulation/Public Property Permit Division to allow connection with the existing County drainage facilities prior to occupancy, if necessary. Permits shall also be obtained from the City's engineering Division for connections to City drainage facilities.

Noise

- N1. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 6 p.m. Monday through Friday, and from 8 a.m. to 5 p.m. on Saturday. No work shall be conducted on Sunday or Federal holidays, exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.

PLANNING DIVISION - CITY OF COSON MESA

DESCRIPTION/JUSTIFICATION

Application #: TT-16070
Address: 2100 CANYON

Environmental Determination: NEG DEC



1. Fully describe your request:

subdivide 2.3 ACRES INTO 18 SINGLE FAMILY LOTS

2. Justification

A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

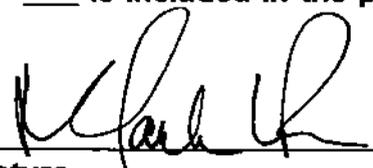
3. This project is: (check where appropriate)

- In a flood zone.
- Subject to future street widening.
- In the Redevelopment Area.
- In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

Is not included in the publication indicated above.

Is included in the publication indicated above.



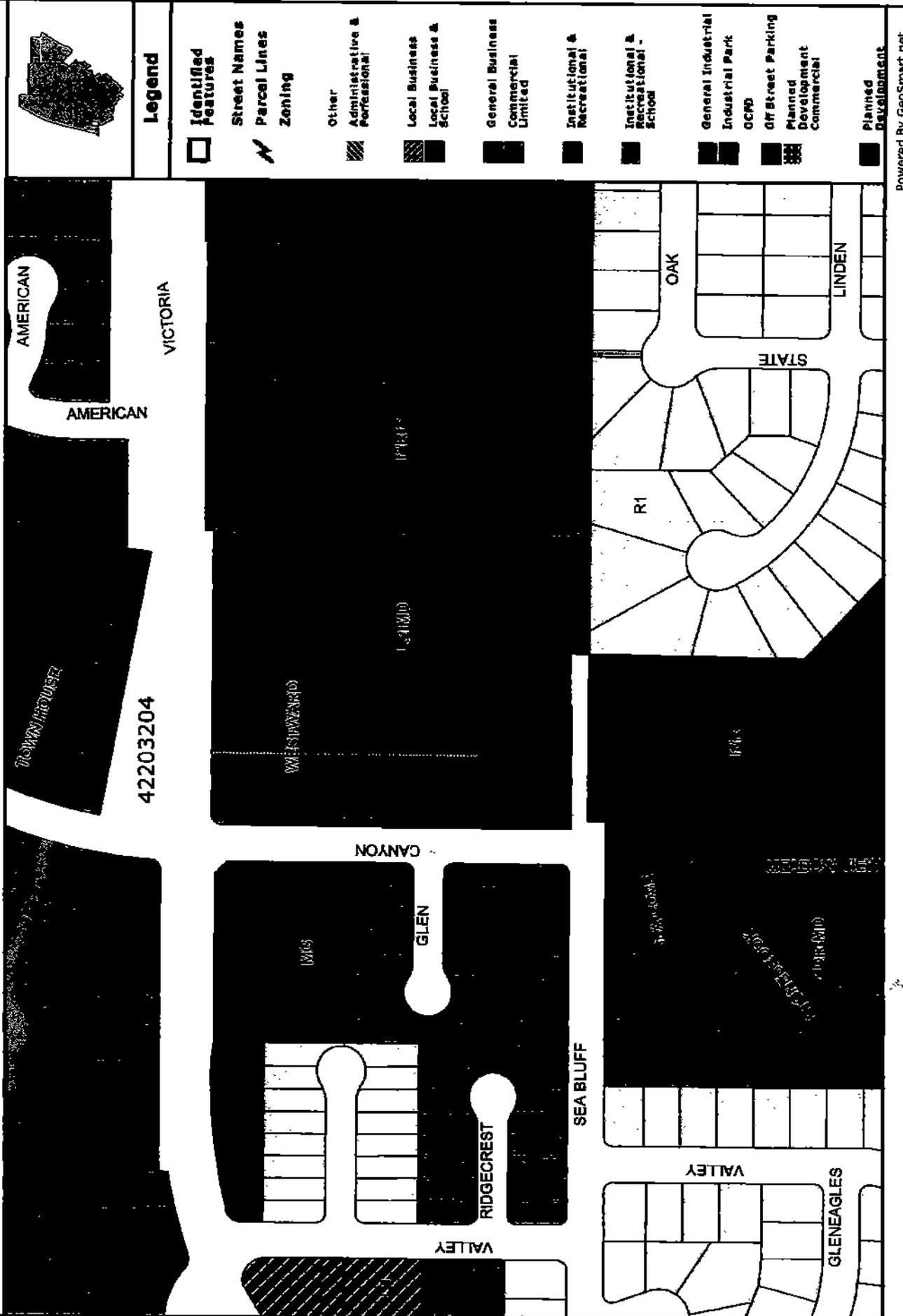
Signature

6/4/01

Date

Location/Zoning Map

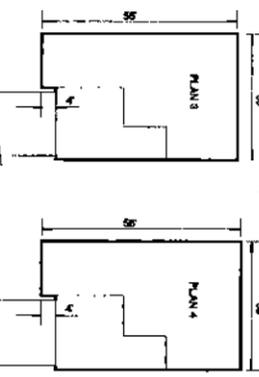
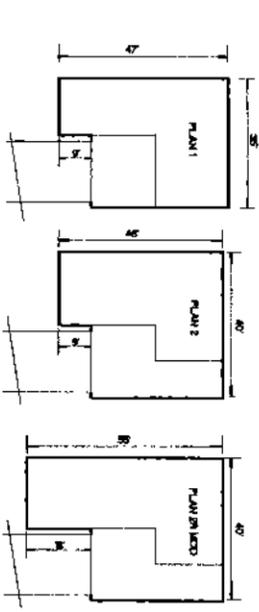
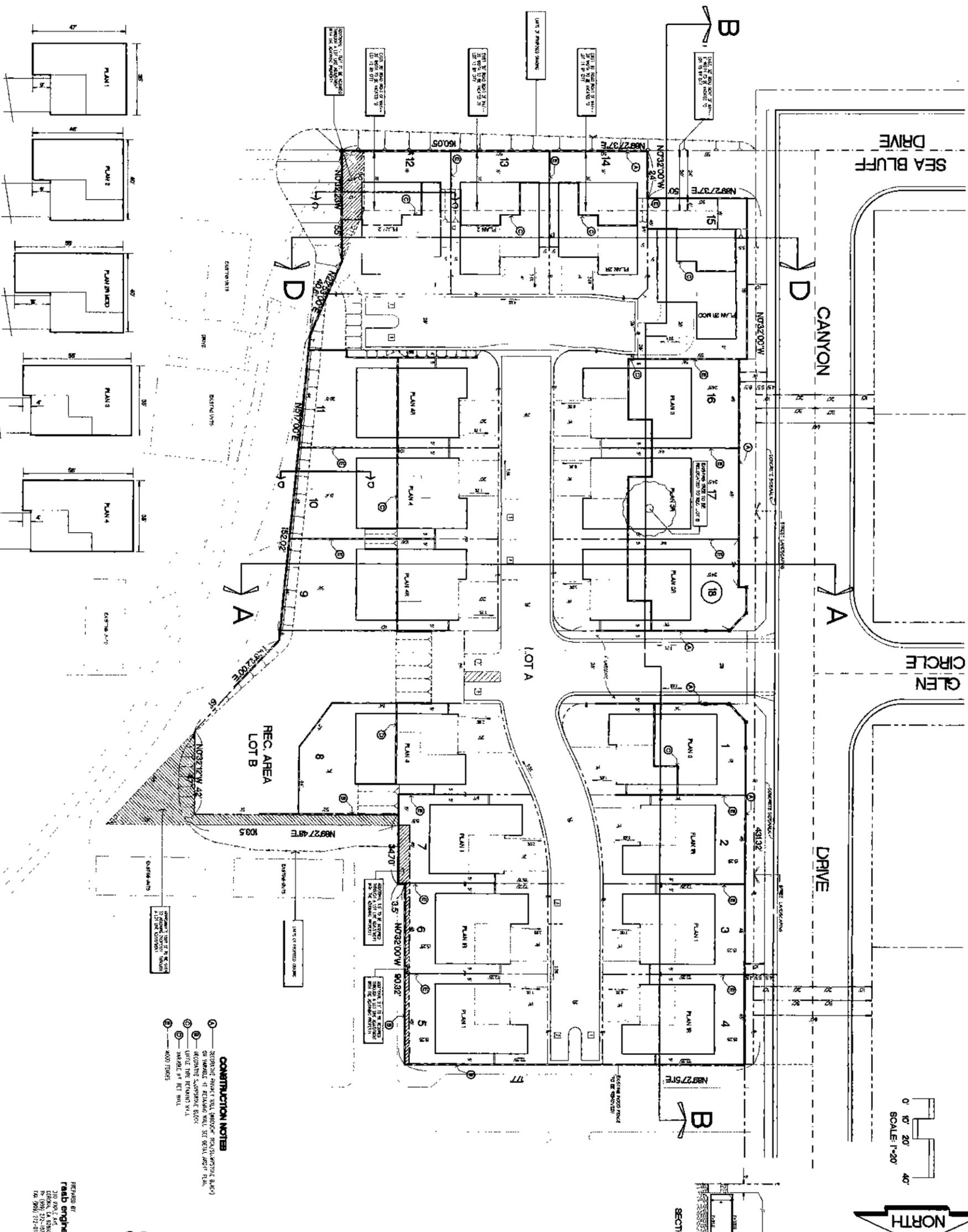
PA-01-34



Air Photo

PA-01-34





CONSTRUCTION NOTES

1. RECONSTRUCT EXISTING WALLS AND REPAIR EXISTING BLOCKS ON VARIANCE OF RETAINING WALL SET PER ALL APPLICABLE RULES.
2. RECONSTRUCT EXISTING BLOCKS ON VARIANCE OF RETAINING WALL SET PER ALL APPLICABLE RULES.
3. CURB THE RETAINING WALL.
4. VARIANCE IN RET. WALL.
5. MOIST STOPS.

LEGAL DESCRIPTION:

TRACT NO. 80070

NOVEMBER 27, 2012

UNIT / PROPERTY MATRIX

UNIT	AREA (SQ FT)	TYPE
PLAN 1	1,000	1 BR
PLAN 2	1,000	1 BR
PLAN 3	1,000	1 BR
PLAN 4	1,000	1 BR
PLAN 5	1,000	1 BR
PLAN 6	1,000	1 BR
PLAN 7	1,000	1 BR
PLAN 8	1,000	1 BR
PLAN 9	1,000	1 BR
PLAN 10	1,000	1 BR
PLAN 11	1,000	1 BR
PLAN 12	1,000	1 BR
PLAN 13	1,000	1 BR
PLAN 14	1,000	1 BR
PLAN 15	1,000	1 BR
PLAN 16	1,000	1 BR
PLAN 17	1,000	1 BR
PLAN 18	1,000	1 BR
PLAN 19	1,000	1 BR
PLAN 20	1,000	1 BR
PLAN 21	1,000	1 BR
PLAN 22	1,000	1 BR
PLAN 23	1,000	1 BR
PLAN 24	1,000	1 BR
PLAN 25	1,000	1 BR
PLAN 26	1,000	1 BR
PLAN 27	1,000	1 BR
PLAN 28	1,000	1 BR

LOT AREA TAP - ATIONS

LOT	AREA (SQ FT)	TYPE
LOT 1	1,000	1 BR
LOT 2	1,000	1 BR
LOT 3	1,000	1 BR
LOT 4	1,000	1 BR
LOT 5	1,000	1 BR
LOT 6	1,000	1 BR
LOT 7	1,000	1 BR
LOT 8	1,000	1 BR
LOT 9	1,000	1 BR
LOT 10	1,000	1 BR
LOT 11	1,000	1 BR
LOT 12	1,000	1 BR
LOT 13	1,000	1 BR
LOT 14	1,000	1 BR
LOT 15	1,000	1 BR
LOT 16	1,000	1 BR
LOT 17	1,000	1 BR
LOT 18	1,000	1 BR
LOT 19	1,000	1 BR
LOT 20	1,000	1 BR
LOT 21	1,000	1 BR
LOT 22	1,000	1 BR
LOT 23	1,000	1 BR
LOT 24	1,000	1 BR
LOT 25	1,000	1 BR
LOT 26	1,000	1 BR
LOT 27	1,000	1 BR
LOT 28	1,000	1 BR

SECTION C-C

SECTION D-D

VICINITY MAP

PREPARED BY:
 rabad engineering inc.
 210 W. 1st St. #100
 Seattle, WA 98101
 PH: (206) 461-1000
 FX: (206) 461-1001

APPROVED BY:
 KRUEGER DEVELOPMENT CO.
 1400 1st Ave. S.W.
 Seattle, WA 98148
 PH: (206) 461-1000
 FX: (206) 461-1001

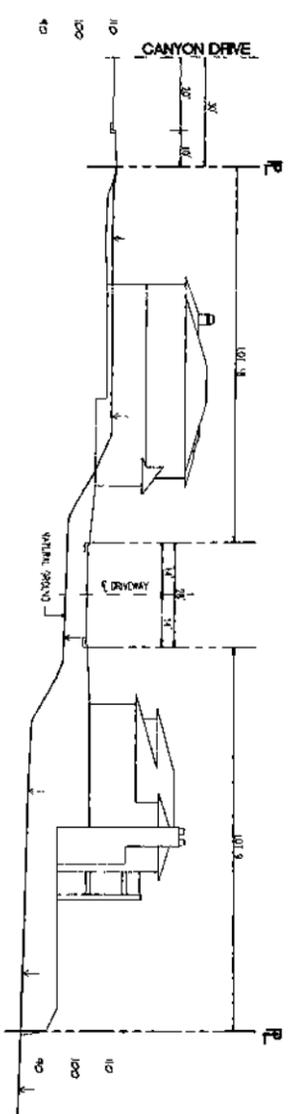
PROJECT NAME:
 INSTANT JUNGLE

DATE:
 NOVEMBER 27, 2012

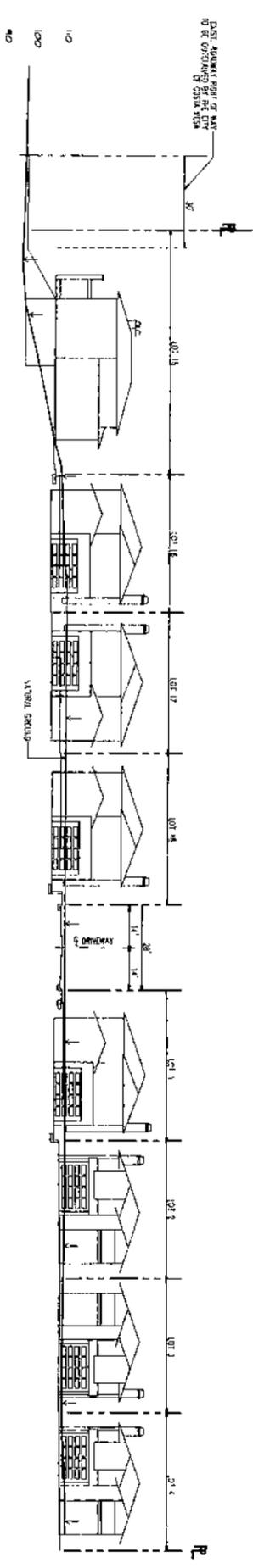
TRACT NO. 80070

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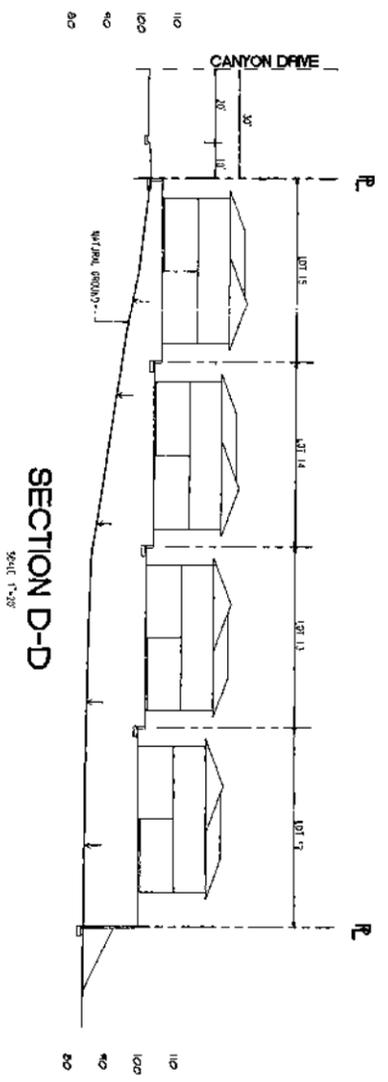
SHEET 1 OF 1



SECTION A-A
SCALE 1/4"=1'-0"



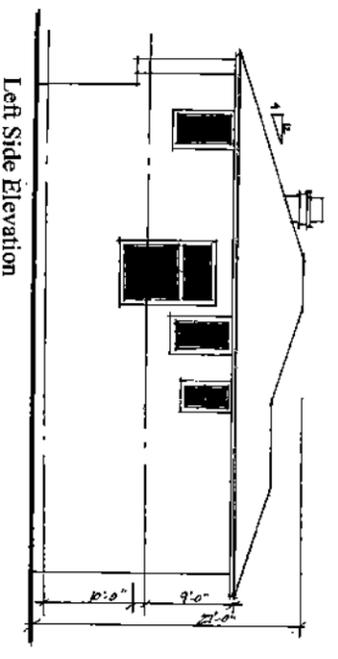
SECTION B-B
SCALE 1/4"=1'-0"



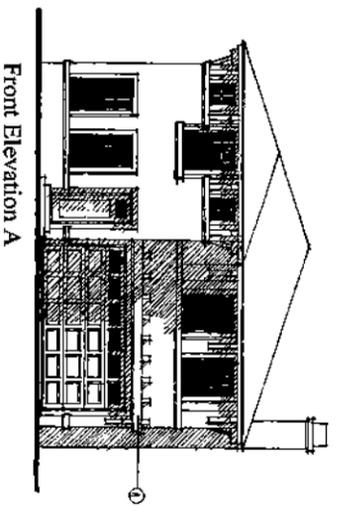
SECTION D-D
SCALE 1/4"=1'-0"

PROJECT SECTIONS

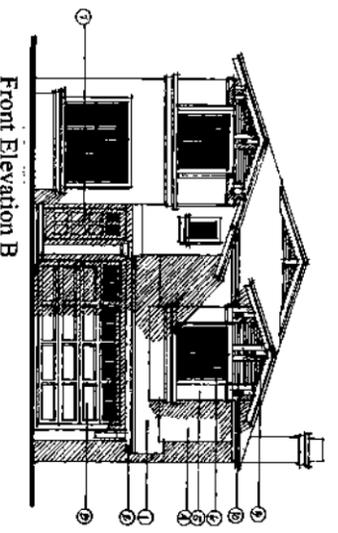
NOVEMBER 21, 2002
TRACT NO. 16070



Left Side Elevation

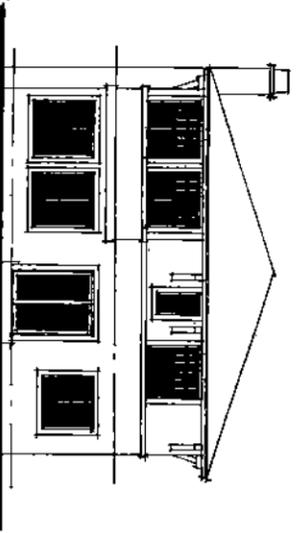


Front Elevation A

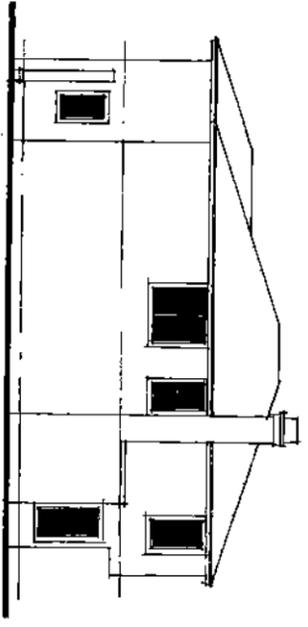


Front Elevation B

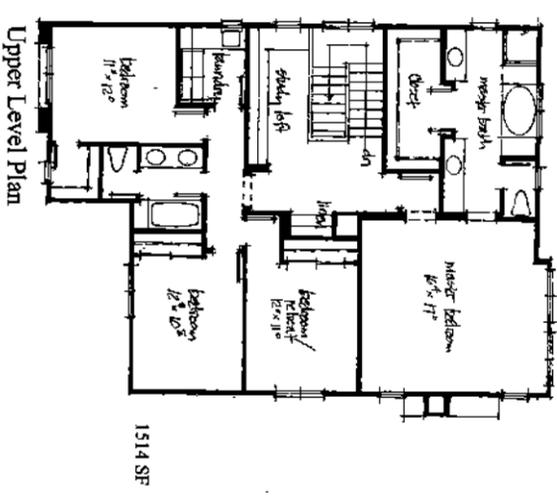
- MATERIALS LEGEND**
1. Composition roof
 2. Wood fascia
 3. Wood brackets
 4. Stucco
 5. Stucco over foam trim
 6. Vinyl windows
 7. Decorative door
 8. Hardboard roll-up garage doors with lights
 9. Metal railing
 10. Hardwood siding
 11. Wood trims



Rear Elevation

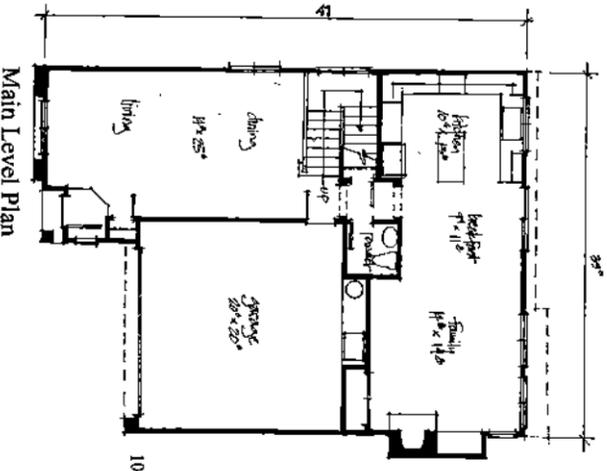


Right Side Elevation



Upper Level Plan

1514 SF



Main Level Plan

1099 SF

Plan One
2523 SF
October 23, 2001

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KRUEGER DEVELOPMENT CO.

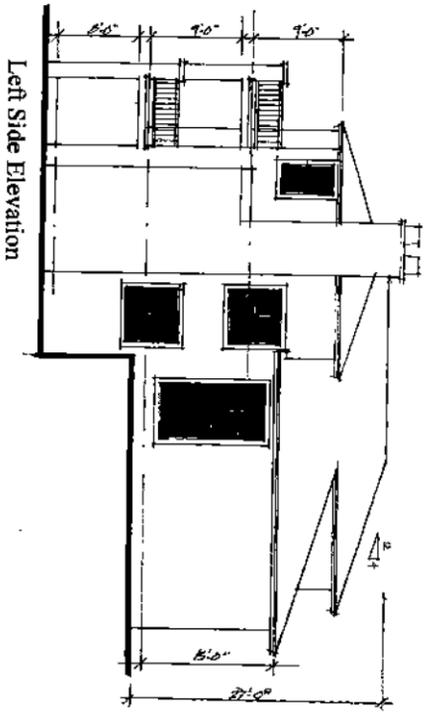
14457 341 ACHE RD, STELLA W
MENMINSTER, CA 94683
(714) 905-0100

CANYON DRIVE PROPERTY

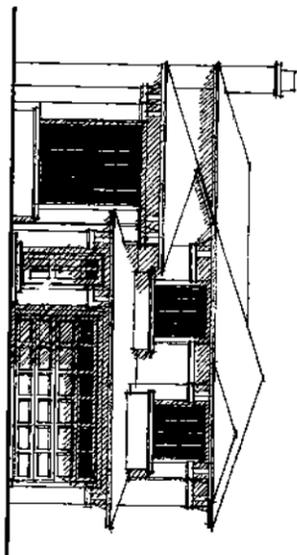
2100 CANYON DRIVE, COSTA MESA, CA 92627

HOVE

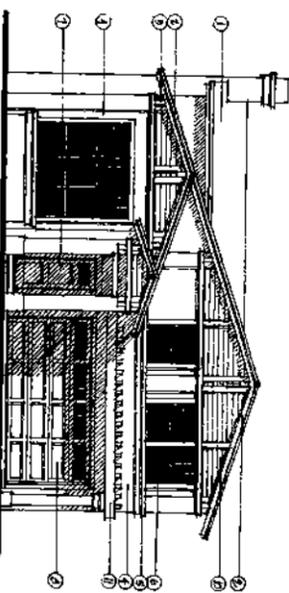
RESIDENTIAL ARCHITECTS



Left Side Elevation

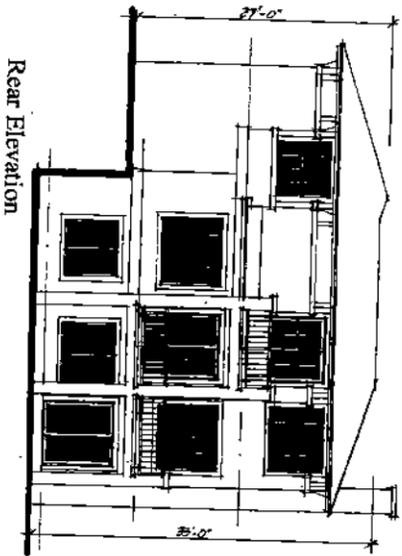


Front Elevation A

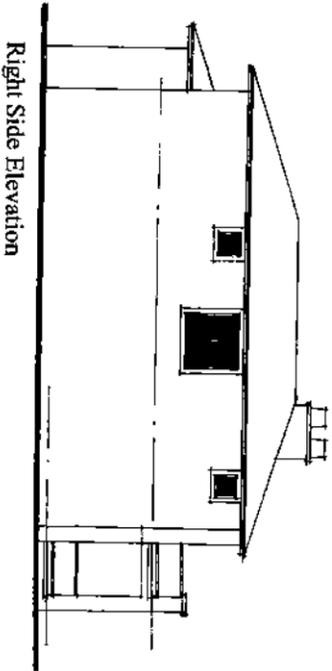


Front Elevation B

- MATERIALS LEGEND**
1. Composition roof
 2. Wood Deck
 3. Wood Siding
 4. Wood Siding
 5. Siding over foam trim
 6. Vinyl Siding
 7. Daylight windows
 8. Handboard roll up garage door with lights
 9. Metal rollup siding
 10. Handboard siding
 11. Wood trills

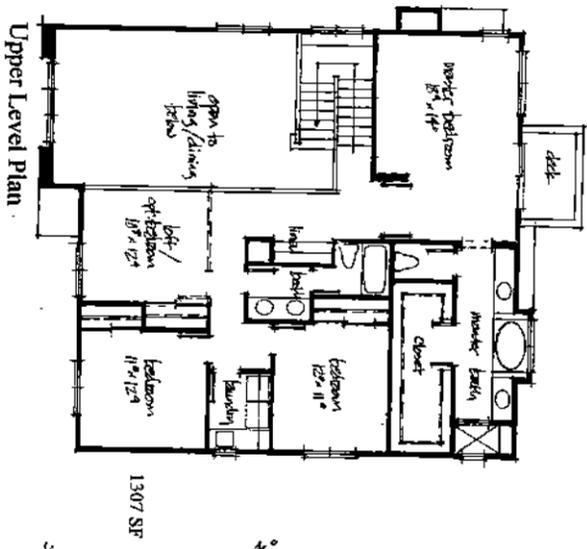


Rear Elevation

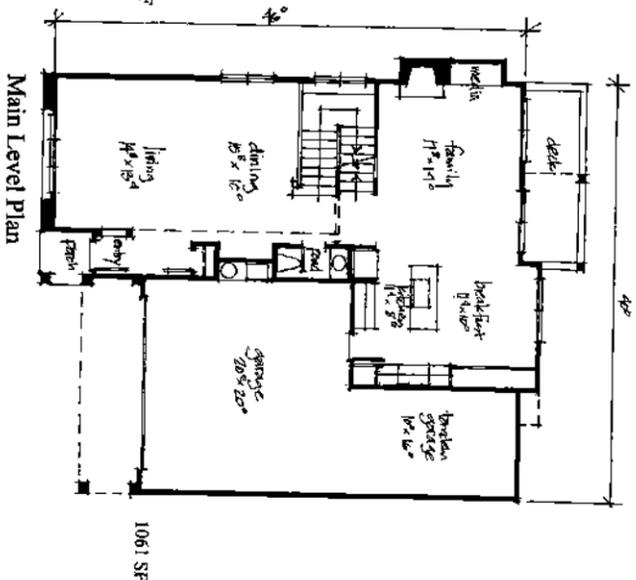


Right Side Elevation

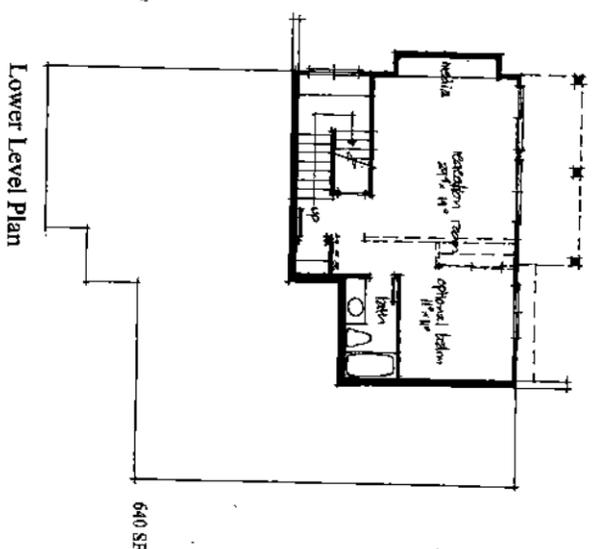
46



Upper Level Plan



Main Level Plan



Lower Level Plan

Plan Two
3008 SF
October 23, 2001

KRUEGER DEVELOPMENT CO.

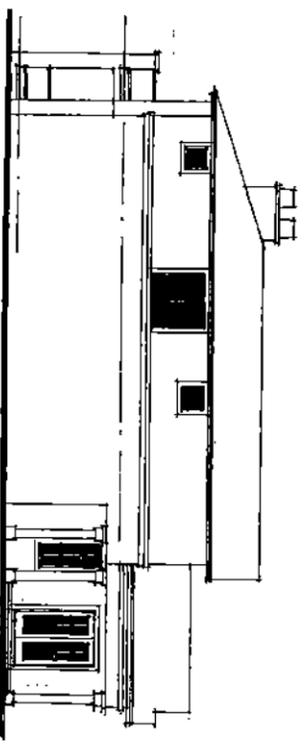
LESLIE GREEN AND SETH W.
WESTMANN ARCHITECTS
4714 903 STREET

CANYON DRIVE PROPERTY

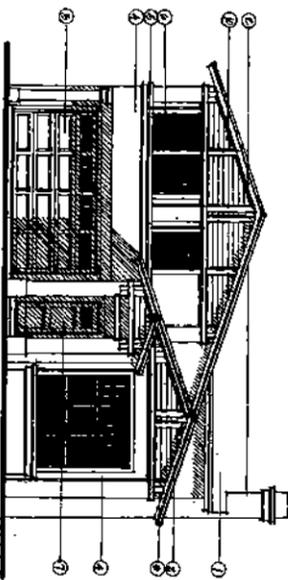
1400 CANYON DRIVE, COSTA MESA, CA 92627

HOVE

RESIDENTIAL
ARCHITECTS

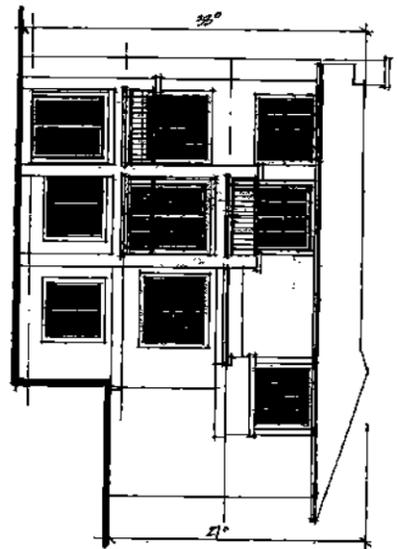


Left Side Elevation

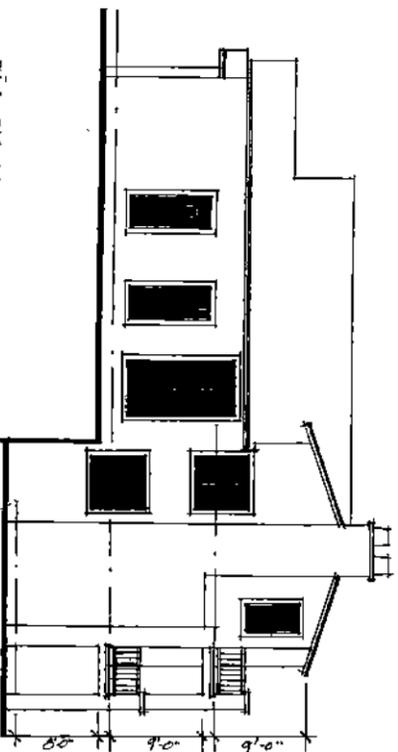


Front Elevation

- MATERIALS LEGEND**
1. Composition roof
 2. Wood fascia
 3. Wood brackets
 4. Shucco
 5. Shucco over foam trim
 6. Vinyl windows
 7. Decorative door
 8. Hardboard roll-up garage door with lights
 9. Metal railings
 10. Hardboard siding
 11. Wood trills

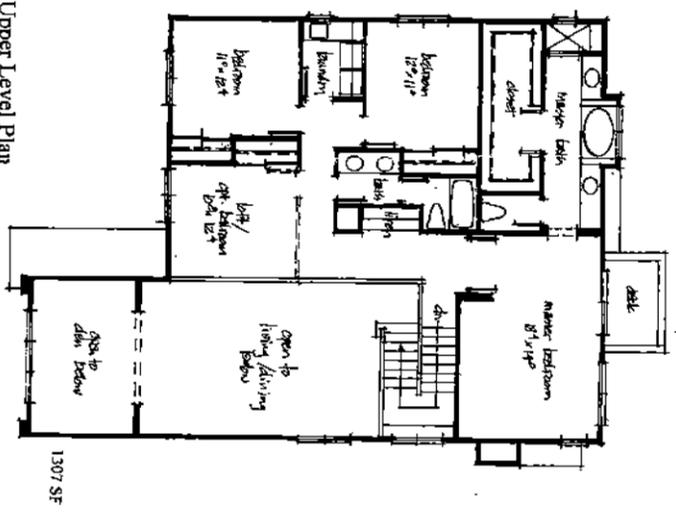


Rear Elevation

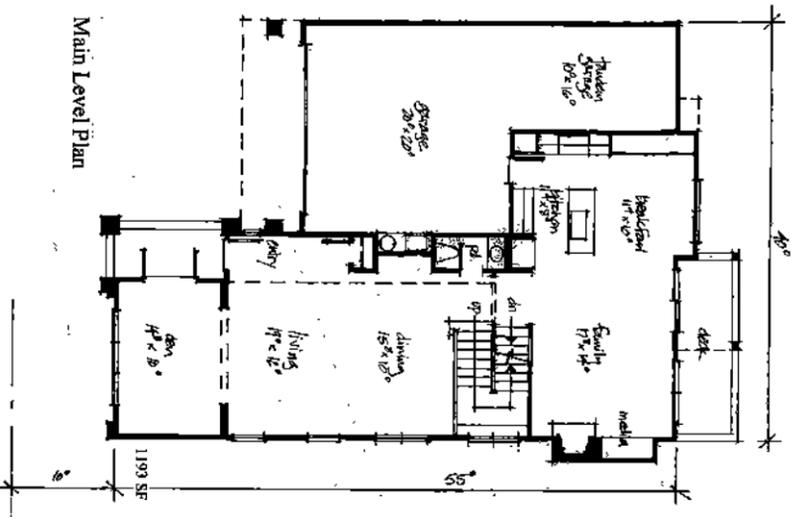


Right Side Elevation

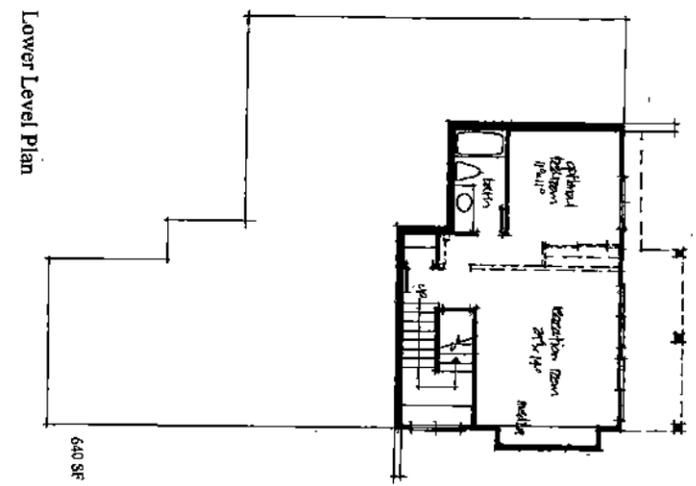
41



Upper Level Plan



Main Level Plan



Lower Level Plan

Plan Two X

3140 SF
13 August 2002

KRUEGER DEVELOPMENT CO.

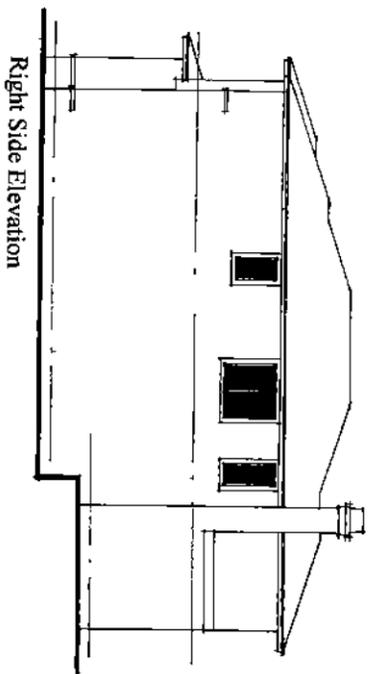
1183 BELMONT ROAD, SUITE 110
WESTMINSTER, CO 80057
(714) 901-0149

CANYON DRIVE PROPERTY

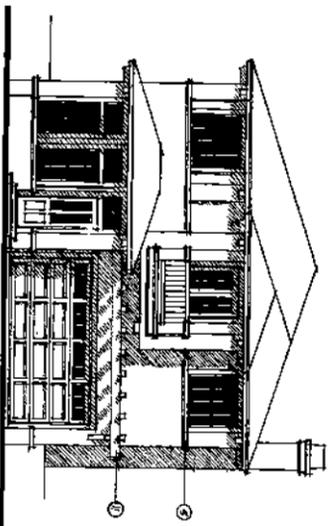
2100 CANYON DRIVE, COSTA MESA, CA 92627

HOVE

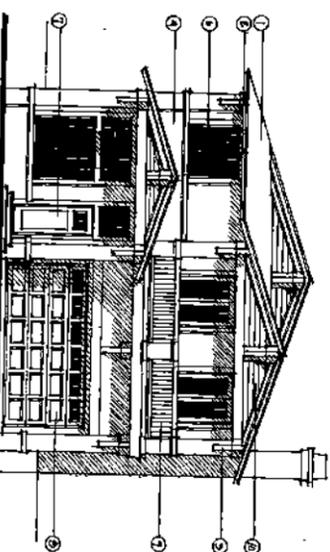
DESIGN
ARCHITECTS



Right Side Elevation

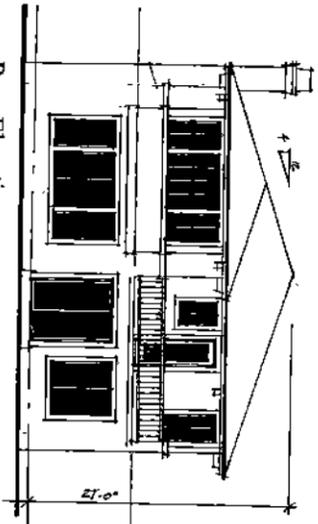


Front Elevation A

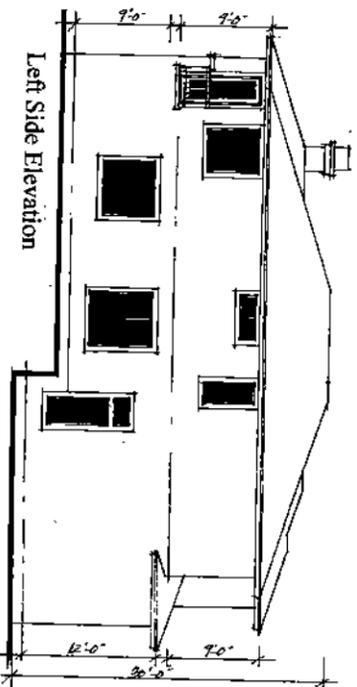


Front Elevation B

- MATERIALS LEGEND**
1. Composition roof
 2. Wood Siding
 3. Wood Lankete
 4. Stucco
 5. Shutter over down trim
 6. Vinyl windows
 7. Decorative door
 8. Handicapped roll-up garage doors with lights
 9. Metal railing
 10. Handicapped sliding
 11. Wood rails

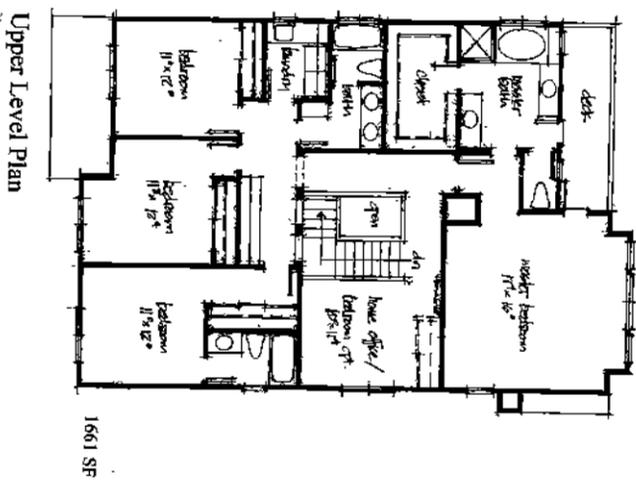


Rear Elevation



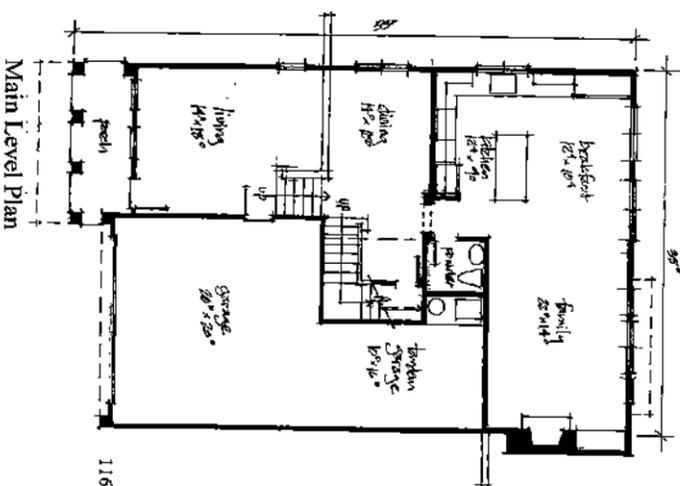
Left Side Elevation

A2



Upper Level Plan

1661 SF



Main Level Plan

1162 SF

Plan Three

2823 SF

October 23, 2001

KRUEGER DEVELOPMENT CO.

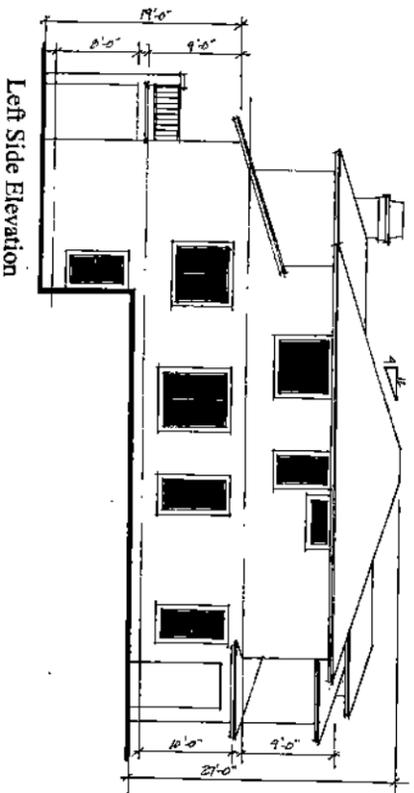
CANYON DRIVE PROPERTY

HANSHU AGRI AND SUELL W
WY STANINSKI R.C. 99683
(714) 963-0100

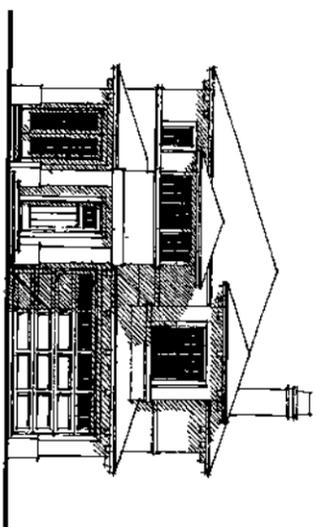
2100 CANYON DRIVE, COSTA MESA, CA 92627

HOVE

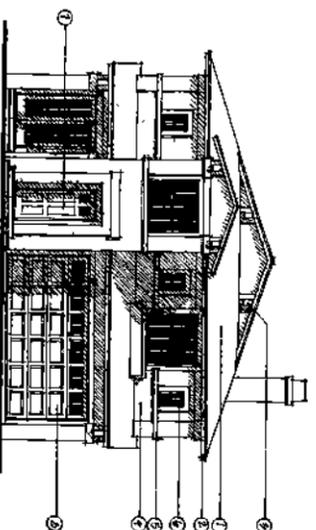
DESIGN
ARCHITECTS



Left Side Elevation

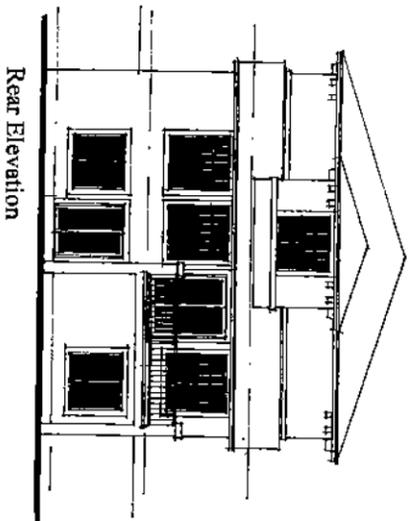


Front Elevation A

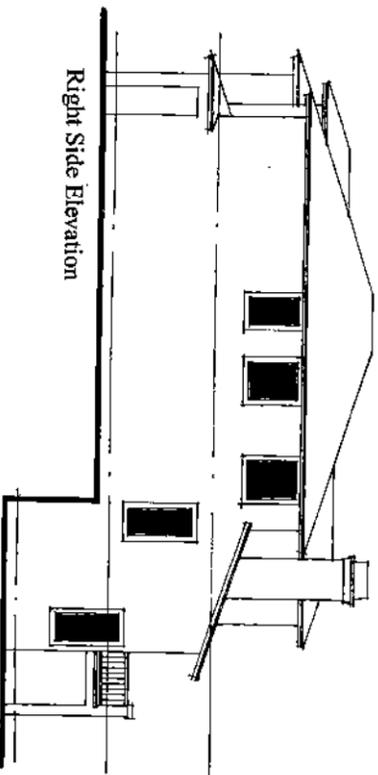


Front Elevation B

- MATERIALS LEGEND**
1. Composition roof
 2. Wood fascia
 3. Wood brackets
 4. Stucco
 5. Stucco over foam trim
 6. Vinyl windows
 7. Decorative door
 8. Hardwood roll-up garage doors with lights
 9. Metal railings
 10. Hardwood siding
 11. Wood trims

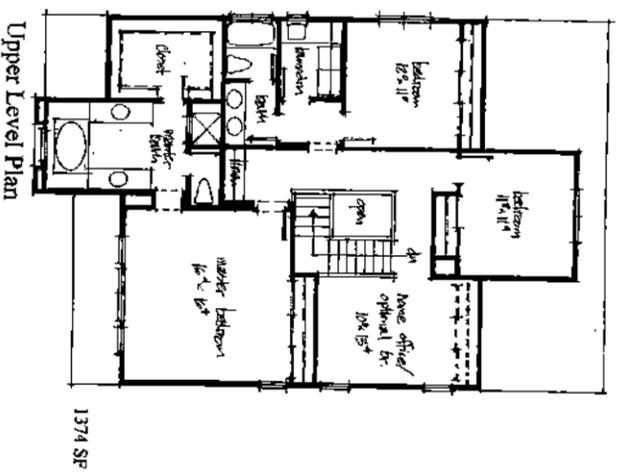


Rear Elevation



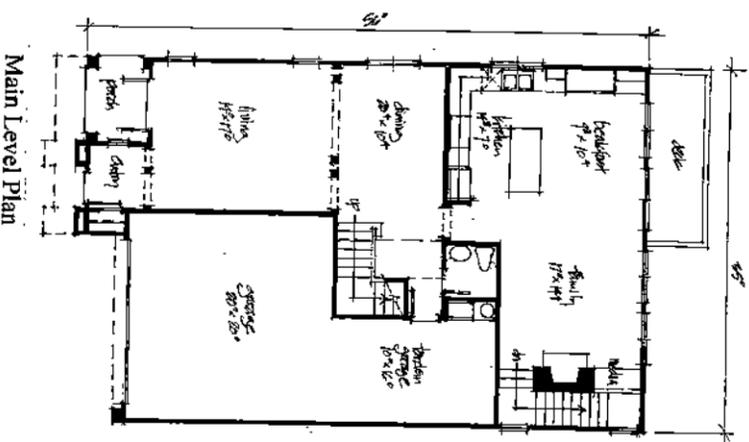
Right Side Elevation

4/3



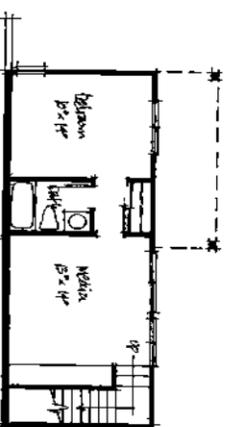
Upper Level Plan

1374 SF



Main Level Plan

1183 SF



Lower Level

525 SF

Lower Level Plan

Plan Four

3082 SF

October 23, 2001

KRUEGER DEVELOPMENT CO.

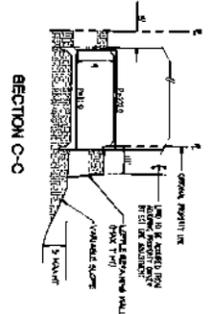
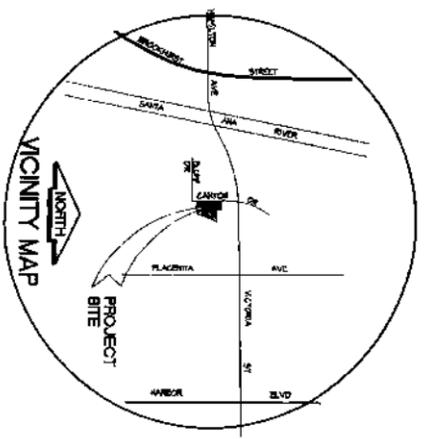
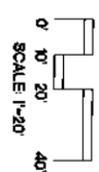
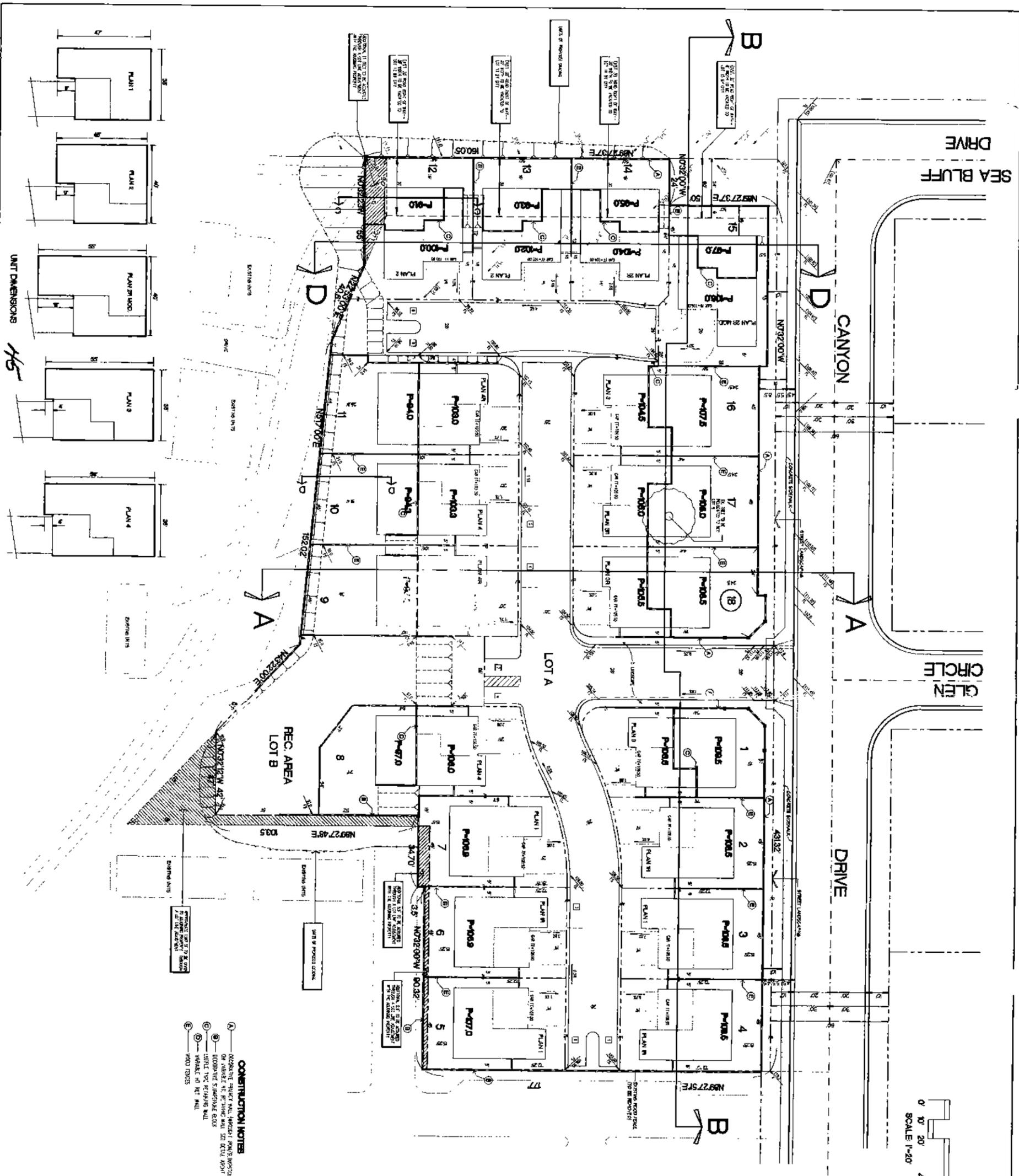
44871B ACORN RD. SUITE M
WILMINGTON, CA 92683
(714) 903-0100

CANYON DRIVE PROPERTY

2100 CANYON DRIVE, COSTA MESA, CA 92627

HOVE

DESIGN
ALTERNATE
ARCHITECTS



GENERAL NOTES

- 1. EXISTING / PROPOSED ZONE
- 2. EXISTING / PROPOSED LOTLINE
- 3. EXISTING / PROPOSED DRIVEWAY
- 4. EXISTING / PROPOSED UTILITY INFRASTRUCTURE
- 5. EXISTING / PROPOSED SITEWORK
- 6. EXISTING / PROPOSED FLOOR FINISH
- 7. EXISTING / PROPOSED CEILING FINISH
- 8. EXISTING / PROPOSED ROOF FINISH
- 9. EXISTING / PROPOSED EXTERIOR WALL FINISH
- 10. EXISTING / PROPOSED INTERIOR WALL FINISH
- 11. EXISTING / PROPOSED DOOR FINISH
- 12. EXISTING / PROPOSED WINDOW FINISH
- 13. EXISTING / PROPOSED PAINT FINISH
- 14. EXISTING / PROPOSED LANDSCAPE FINISH
- 15. EXISTING / PROPOSED SIGNAGE FINISH
- 16. EXISTING / PROPOSED FURNITURE FINISH
- 17. EXISTING / PROPOSED APPLIANCE FINISH
- 18. EXISTING / PROPOSED LIGHTING FINISH
- 19. EXISTING / PROPOSED SOUND FINISH
- 20. EXISTING / PROPOSED SECURITY FINISH

LEGAL DESCRIPTION

THIS TRACT IS PART OF THE TRACT DESCRIBED IN THE RECORDS OF THE COUNTY OF SAN DIEGO, CALIFORNIA, AS SHOWN ON A MAP RECORDED AS BOOK 13 PAGE 42 OF INSTRUMENTS MAPS, TOGETHER WITH THE TRACT DESCRIBED IN THE RECORDS OF THE COUNTY OF SAN DIEGO, CALIFORNIA, AS SHOWN ON A MAP RECORDED AS BOOK 973 PAGES 3 AND 4 OF INSTRUMENTS MAPS, WITH RECORDS OF UNLAWFUL CONVEYANCES.

STATEMENT OF OWNERSHIP

I, THE STATE ENGINEER, HAVE REVIEWED THE RECORDS OF THE COUNTY OF SAN DIEGO, CALIFORNIA, AND HAVE FOUND THAT THE RECORDS OF THE COUNTY OF SAN DIEGO, CALIFORNIA, AS SHOWN ON A MAP RECORDED AS BOOK 13 PAGE 42 OF INSTRUMENTS MAPS, TOGETHER WITH THE TRACT DESCRIBED IN THE RECORDS OF THE COUNTY OF SAN DIEGO, CALIFORNIA, AS SHOWN ON A MAP RECORDED AS BOOK 973 PAGES 3 AND 4 OF INSTRUMENTS MAPS, WITH RECORDS OF UNLAWFUL CONVEYANCES, ARE CORRECT AND ACCURATE.

- CONSTRUCTION NOTES**
- A. OCCUPANCY SUBJECT WALL, HORIZONTAL (SLOPE) INSPECTOR & CITY
 - B. OCCUPANCY SUBJECT WALL, VERTICAL (SLOPE) INSPECTOR & CITY
 - C. OCCUPANCY SUBJECT WALL, VERTICAL (SLOPE) INSPECTOR & CITY
 - D. OCCUPANCY SUBJECT WALL, VERTICAL (SLOPE) INSPECTOR & CITY
 - E. OCCUPANCY SUBJECT WALL, VERTICAL (SLOPE) INSPECTOR & CITY

TENTATIVE TRACT NO. 16070

NOVEMBER 27, 2002

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