



PLANNING COMMISSION AGENDA REPORT

II.2

MEETING DATE: JUNE 28, 2004

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-04-20/PARCEL MAP PM-04-173
120 AND 122 MONTE VISTA AVENUE

DATE: JUNE 17, 2004

FOR FURTHER INFORMATION CONTACT: WILLA BOUWENS-KILLEEN, SENIOR PLANNER
(714) 754-5153

DESCRIPTION

The applicant proposes a parcel map to subdivide an existing property into two parcels. Variances from both minimum lot width and lot area requirements are needed to facilitate the subdivision. The new property line will divide the driveway, so a minor conditional use permit is also requested to allow the driveway to be shared between the two new properties.

APPLICANT

The property owner, Kerry Smith, is processing the application.

RECOMMENDATION

Approve 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: 120 & 122 Monte Vista Ave. Application: PA-04-20/PM-04-173

Request: Variance from minimum lot width and area requirements and a minor conditional use permit for shared access in conjunction with a parcel map to subdivide an existing lot into two.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>R2-MD</u>	North: <u>R3, townhomes</u>
General Plan: <u>Medium Density Residential</u>	South: <u>(Across Monte Vista) C1, misc. commercial</u>
Lot Dimensions: <u>89 ft. by 102 ft.</u>	East: <u>R2-MD, apartments</u>
Lot Area: <u>9,078 sq. ft.</u>	West: <u>R3, townhomes</u>
Existing Development: <u>Two detached residences under construction</u>	

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Code Requirement</u>	<u>Proposed/Provided</u>	
Lot Size:		Existing lot	Proposed lots
Lot Width	100 ft.	89 ft. ¹	44.5 ft.
Lot Area	12,000 sf	9,078 sf ¹	4,539 sf
Density:			
Zone/General Plan	1 du: 3,630 sf	1 du: 4,539 sf	
Building Coverage:		120	122
Buildings		32% (1,443 sf)	32% (1,443 sf)
Paving		27% (1,235 sf)	27% (1,235 sf)
Open Space	40% (1,816 sf)	41% (1,861 sf)	41% (1,861 sf)
TOTAL		100% (4,539 sf)	100% (4,539 sf)
Private open space ²		17 ft by 26 ft/447 sf	17 ft by 26 ft/447 sf
Building Height:	2 stories/27 ft.	2 stories/27 ft.	
Ratio of 2 nd floor to 1 st floor ³	80% x 1,443 sf = 1,154 sf	89% (1,288 sf)	
Setback			
Front	20 ft.	27 ft.	27 ft.
Side (left/right) - 1 st floor	5 ft./5 ft.	5 ft./21 ft.	21 ft./5 ft.
2 nd floor ³	10 ft. avg./10 ft. avg.	5.6 ft. avg/12.7 ft. avg	12.7 ft. avg/5.6 ft. avg
Rear	20 ft.	20 ft.	20 ft.
Parking (for each unit):			
Covered	2	3	
Open	2	1	
TOTAL	4	4	
Driveway Width:	16 ft.	16 ft. ⁴	
Driveway landscaping	5 ft. both sides of driveway	5 ft. both sides of driveway	

¹ Legal, non-conforming.

² Informational only; not a requirement or residential design guideline.

³ Residential design guideline not a Code requirement.

⁴ Minor conditional use permit requested to allow the driveway to be shared between the two lots.

CEQA Status Exempt, Class 15

Final Action Planning Commission

BACKGROUND

On November 20, 2003, the Zoning Administrator approved Minor Design Review ZA-03-95 for two, detached, two-story residences on the subject property. The applicant has started constructing the units and now seeks to sell the units independent of one another. This cannot be accomplished by conversion to a common interest development because the Zoning Code requires a minimum of three units for a common interest development. Consequently, the applicant's only alternative is to request variances from minimum lot width and area requirements to facilitate a subdivision. Additionally, since the proposed property line will divide the driveway, and inadequate space exists to provide the minimum required driveway width on each lot, a minor conditional use permit is requested to allow the driveway to be shared between the two properties.

ANALYSIS

Variances

To help facilitate quality development on infill lots, the Zoning Code requires a minimum 100-foot lot width and 12,000 square-foot lot area for multiple-family zoned lots. The lot's width and area are already nonconforming (89 feet wide and 9,078 sq. ft. in area) so approval of the proposed subdivision will increase the lot's nonconformity. However, because the Zoning Code requires a minimum of 3,630 sq. ft. of lot area per unit in the R2-MD zone, no more than two units could be constructed on the existing lot and, if the parcel map is approved, no more than one unit could be constructed on each of the two lots. (The project under construction is at a density of one unit per 4,539 sq. ft.) Therefore, approval of the subdivision will not allow a density inconsistent with the General Plan and zoning designations of the property.

Each lot will have 17 foot by 26 foot private yards (447 sq. ft. each), required parking will be provided, and each lot will slightly exceed the amount of open space required by code (40% required; 41% proposed). Compliance with the City's residential design guidelines has already been established as part of Minor Design Review ZA-03-95. (A copy of the Zoning Administrator's letter is attached for reference.) Since the site abuts a residential common interest project to the north and west, approval would be compatible with abutting development.

The project's configuration lends itself to the subdivision, with the resulting parcels having a rectangular shape and direct frontage on the public street, elements common to freestanding parcels throughout the City. The parcel cannot be enlarged by combination with adjoining properties because the properties are already developed and are not ready to be redeveloped. The two units are under construction and will be completed as approved; consequently, the outcome of the application will not affect the physical development, but will determine whether they will be ownership or rental units. Approval of the variances will allow for additional homeownership opportunities, consistent with objective LU-1A.4 of the City's General Plan.

Minor Conditional Use Permit

The actual 16-foot wide driveway between the two units will remain unchanged. However, with the subdivision, only 8 feet of the required 16-foot width will be provided on each lot. Approval of the minor conditional use permit and the subsequent establishment of a shared access easement between the two properties will allow residents to share the driveway, reducing the amount of paved area that needs to be provided on the lots and ensuring that the required access remains in perpetuity.

To help ensure a more durable and lasting driveway, staff has included a recommended condition of approval requiring that the driveway, and for consistency, open parking spaces be paved in concrete, as shown on the plan.

Parcel Map

With approval of the proposed variances and minor conditional use permit, the parcel map is consistent with code requirements. Approval of the map will not cause the site to exceed the maximum density permitted by the General Plan and zoning designations, nor allow construction of a greater number of units on one or both of the parcels in the future, assuming the General Plan and zoning densities remain unchanged.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve the entire request; or
2. Deny the entire request.

Partial denial would be impractical because, unless both variances and the minor conditional use permit are approved, the parcel map cannot be approved, and the units cannot be sold independent of one another.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act.

CONCLUSION

Approval of the applicant's requests will allow additional homeownership opportunities. The resulting parcels will have a rectangular shape and direct frontage on the public street, elements common to freestanding parcels throughout the City. The number of units cannot be increased even with approval of the subdivision, and the project will be compatible with the residential common interest development it abuts to the north and east. Because adjoining parcels are already developed, there is no opportunity to enlarge this property by combination with adjoining properties. The outcome of this

application will not affect the physical development of the lot, but will determine whether the two units will be ownership or rental units. The development, even after the subdivision is developed, satisfies the City's residential development standards and residential design guidelines. Approval of the minor conditional use permit will allow the access to be shared between the two properties, decreasing the amount of paving and a number of curb cuts that might otherwise be required.

Attachments: Draft Planning Commission Resolution
Exhibit "A" - Draft Findings
Exhibit "B" - Draft Conditions of Approval
Applicant's Project Description and Justification
Minor Design Review ZA-03-95
Location Map
Plans

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

Kerry Smith
2728 17th Street
Huntington Beach, CA 92648

RESOLUTION NO. PC-04-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING APPLICATION
PA-04-02 AND PARCEL MAP PM-04-173**

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

WHEREAS, an application was filed by Kerry Smith with respect to the real property located at 120 and 122 Monte Vista Avenue, requesting approval to subdivide an existing lot into two with variances from minimum lot width and area requirements and a minor conditional use permit for shared access in the R2-MD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 28, 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** Planning Application PA-04-20 and Parcel Map PM-04-173 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-04-20 and Parcel Map PM-04-173 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 28th day of June, 2004.

Chair, 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 variances from minimum lot width and area 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, approval of the applicant's requests will allow additional homeownership opportunities. The resulting parcels will have a rectangular shape and direct frontage on the public street, elements common to freestanding parcels throughout the City. The number of units cannot be increased even with the approval of the subdivision. Approval of the subdivision will be compatible with the residential common interest development existing to the north and west. The development, even after subdivision, satisfies the City's residential development standards and residential design guidelines. Because the adjoining parcels are already developed, there is no opportunity to enlarge this property by combination with adjoining properties. This outcome of this application will not affect the physical development of the lot but will determine whether the two units will be ownership or rental units. 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 Costa Mesa Municipal Code section 13-29(g)(2) in that the proposed shared access is substantially compatible with developments in the same general area. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Granting the minor conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation for the property. Specifically, approval of the minor conditional use permit will allow a smaller amount of paving and number of curb cuts without sacrificing on-site circulation.
- C. 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.
 - 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.

- D. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- E. The creation of the subdivision and related improvements is consistent with the General Plan and Zoning code.
- F. The proposed use of the subdivision is compatible with the General Plan.
- G. The subject property is physically suitable to accommodate Parcel Map PM-04-173 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 City's Zoning code and General Plan.
- H. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- I. 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.
- J. 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).

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng. 1. The applicant is reminded that all conditions of approval of Minor Design Review ZA-03-95 still apply.
2. The driveway and open parking spaces shall be paved in concrete.
3. To avoid an alley-like appearance, the driveway shall be developed without a center swale. Design shall be approved by the Planning Division.

PLANNING DIVISION - CITY OF COCHISE MESA

DESCRIPTION/JUSTIFICATION

Application #: PA-04-20/PM-04-173 Environmental Determination: (Example, Allow)
Address: 120 + 122 MONTE VISTA AVENUE

- 1. Fully describe your request: FILING TENTATIVE PARCEL MAP (2004-173) TO CREATE A TWO LOT PARCEL SPLIT FOR A PREVIOUSLY APPROVED 2 HOME PROJECT FOR THE PURPOSE OF ALLOWING INDIVIDUAL SALE OF EACH HOME RATHER THAN SELLING BOTH HOMES TO A SINGLE ENTITY FOR RENTAL PURPOSES. REQUESTING VARIANCES FOR STREET FRONTAGE AND OVERALL LOT SIZE AS DETAILED BELOW, REQUESTING MINOR CONDITIONAL USE PERMIT FOR EASEMENT FOR PURPOSE OF MUTUAL INGRESS/EGRESS.
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. M.C.U.P. FOR AN EASEMENT OVER THE DRIVEWAY FOR THE PURPOSE OF MUTUAL INGRESS AND EGRESS AND BACKOUT OF GARAGES & GUEST PARKING. EASEMENT WILL NOT REDUCE VEHICULAR ACCESS AREA AND WILL HAVE NO EFFECT ON NEIGHBORING PROPERTIES. COMPATIBLE WITH ANY EASEMENT GRANTED TO A NEIGHBOR FOR ACCESS TO THEIR PROPERTY.

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. VARIANCE FOR MINIMUM LOT WIDTH (100' REQUIRED, 89' EXISTING) AND MINIMUM LOT AREA (12,000 Sq. Ft. REQUIRED, 9,078 Sq. Ft. EXISTING). THERE ARE NO NEIGHBORING LOTS TO COMBINE WITH. AT 4,039 Sq. Ft. PER LOT, THE LOT SIZE IS GREATER THAN THE 3,630 Sq. Ft. MINIMUM REQUIRED FOR A 3 LOT (OR LARGER) SUB-DIVISION. WOULD ENCOURAGE HOME OWNERSHIP OVER RENTAL USE IN A

This project is: (check where appropriate) CURRENTLY MIXED USE (COMMERCIAL/RESIDENTIAL) AREA NEAR NEWPORT BLVD.

___ 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:

X Is not included in the publication indicated above.

___ Is included in the publication indicated above.

Handwritten signature: K. Amil

Signature

Handwritten date: 5/1/04

Date



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

November 20, 2003

Kerry Smith
Harbinger Homes, Inc.
2728 17th Street
Huntington Beach, CA 92648

RE: MINOR DESIGN REVIEW ZA-03-95
120 MONTE VISTA, COSTA MESA

Dear Kerry:

The minor design review for the above-referenced property has been completed. The application has been approved, based on the following project description and findings, subject to the conditions set forth below:

PROJECT DESCRIPTION

The applicant proposes to construct two detached, two-story residences on the site. Each unit will have an attached, 3-car garage; 2-guest parking spaces are also proposed.

Exterior elevations are to consist of stucco with architectural articulation provided by a variety of wall planes, window trim and shutters, and differing roof planes. Privacy of adjoining neighbors will not be impacted because the windows will either be of obscure glass, placed a minimum of 5 feet above the floor, set back a minimum of 25 feet from the closest residential neighbor, or overlook a driveway.

The proposed units have a second to first floor ratio of 89%; the residential guidelines suggest a maximum ratio of 80%. However, both units contain cathedral ceilings over the living rooms where the roof extends to a height of 19 feet. The portion of the cathedral ceiling that exceeds a 15-foot height is considered second story but since the living room roof is sloped, building mass is lessened, consistent with the intent of the residential design guidelines.

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The residential guidelines also call for an average 10-foot side setback for the second-story portion of the construction; a 5.6-foot average side setback is proposed. Staff feels that any visual prominence this project may have is offset by the location of the property in a multiple-family area containing similarly developed projects and the amount of architectural articulation proposed for the elevations. Therefore, the proposed project satisfies the intent of the residential design guidelines.

FINDINGS

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(14) in that 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 minor 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. Specifically, the building mass is broken by a variety of roof and wall planes, as well as window treatments. Privacy of adjoining neighbors will not be impacted because the windows will either be of obscure glass, placed a minimum of 5 feet above the floor, set back a minimum of 25 feet from the closest residential neighbor, or overlook a driveway. Any visual prominence is offset by the location of this project within a similarly developed and zoned area.
- B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- C. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- Plng.
1. All garages shall be provided with automatic garage door openers.
 2. 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.
 3. 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.

4. The subject property's ultimate finished grade level may not be filled/raised in excess of 30" above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable onsite stormwater 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 stormwater 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.
5. Turnaround area shall be striped and marked for no parking.
6. The applicant shall contact Comcast (cable television) at 200 Paularino, Costa Mesa, (888.255.5789) prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
7. The conditions of approval and ordinance or code provisions and special district requirements of Minor Design Review ZA-03-95 shall be blueprinted on the face of the site plan.
8. 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.
- Eng. 9. 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.

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. Approval of the zoning action is valid for one (1) year and will expire at the end of that period unless building permits are obtained and construction commences or the applicant applies for and is granted an extension of time. A written request for an extension of time must be received by Planning staff prior to the expiration of the development review/zoning action/ planning application.
3. Development shall comply with all requirements of Section 13-38 of

- Title 13 of the Costa Mesa Municipal Code relating to development standards for multi-family residential projects.
4. Street addresses shall be displayed on the complex identification sign or, if there is no complex identification sign, on the building fascia adjacent to the main entrance or front door in a manner visible to the public street. Street address numerals shall be a minimum 6" in height with not less than ½" stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be 4" in height with not less than ¼" stroke and shall contrast sharply with the background.
 5. Minimum garage door widths shall be as follows:
 - single-garage - 8'
 - double-garage - 16'
 6. All on-site utility services shall be installed underground or provisions made for future undergrounding, if it is impractical at this time.
 7. 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.
 8. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division. All roof-mounted equipment is prohibited. Any air conditioning units shall be placed a minimum of 5 feet away from any property line.
 9. Four (4) sets of detailed landscape and irrigation plans shall be required as part of the project plan check review and approval process. Three (3) sets shall be provided to the representative water agency and one (1) set shall be submitted to the Planning Division for review. Plans shall be approved by the water agency with two (2) approved sets forwarded by the applicant to the Planning Division for final approval prior to issuance of building permits.
 10. Two (2) sets of landscape and irrigation plans, approved by both the water agency and the Planning Division, shall be attached to two of the final building plan sets.
 11. Landscape and irrigation plans shall meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 as well as irrigation requirements set forth by the water agency. Consult with the representative water agency Irvine Ranch Water District (949) 453-5300 for requirements.
 12. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
 13. All landscaped areas shall be separated from paved vehicular areas by 6" high continuous Portland Cement Concrete curbing.

14. All property line walls or fences shall be repaired or replaced as necessary under the direction of the Planning Division.
- Bldg. 15. Comply with the requirements of the California Code of Regulations, Title 24, also known as the California Building Standards Code, as amended by the City of Costa Mesa.
16. Prior to or concurrent with the submittal of plans for grading/building/ plan check/submittal of final subdivision map for engineering plan check, the applicant shall prepare and submit documentation for compliance with the State Water Resources Control Board (SWRCB) Water Quality Order 99-08-DWQ; National Pollutant Discharge Elimination System (NPDES) Permit No. CAS000002 for Storm Water Discharges Associated with Construction Activity (General Permit); the California Regional Water Quality Control Board (RWQCB) Santa Ana Region Order No. R8-2002-0010 and NPDES Permit No. CAS618030; and, the City of Costa Mesa Ordinance No. 97-20 for compliance with NPDES Permit for the City of Costa Mesa. Such documentation shall include a Storm Water Pollution Prevention Plan if over 1 acre (if over 5 acres if submitted prior to March 10, 2003) and a Water Quality Management Plan (WQMP) identifying and detailing the implementation of the applicable Best Management Practices (BMPs).
- Fire 17. Provide approved smoke detectors to be installed in accordance with the 1997 Edition of the Uniform Fire Code.
- Parks 18. Street trees in the front setback shall meet with the approval of the parks and parkways division. Street trees shall be *Pyrus calleryana* 'Aristocrat', 15-gallon minimum size, spaced at 30' on center.
- Pkwys
- Eng. 19. At the time of development submit for approval an off-site 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 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 to the Engineering Division. An approved offsite plan and fee shall be required prior to engineering/utility permits being issued by the City.
20. A site access permit and deposit of \$500.00 for street sweeping will be required by the Engineering Division prior to the start of any on- or off-site work.
21. Haul routes must be approved by the Engineering Division, prior to approval of the construction access permit.
22. Submit required cash deposit or surety bond to guarantee construction of offsite street improvements at time of permit per Costa Mesa Municipal Code Section 15-32, and as approved by City engineer. Cash deposit or surety bond amount to be determined by the City

- engineer.
23. Obtain a permit from the Engineering Division, at the time of development and then construct P.C.C. residential sidewalk per City of Costa Mesa standards as shown on the offsite plan, including four (4) feet clear around obstructions in the sidewalk.
 24. Obtain a permit from the Engineering Division at the time of development and then construct P.C.C. driveway approach 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. A.D.A. compliance is required for all driveway approaches.
 25. Obtain a permit from the 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.
 26. Private on-site drainage facilities and parkway culverts or drains will not be maintained by the City of Costa Mesa; they shall be maintained by the owner or developer of the property.
 27. Reconstruct damaged curb and gutter within parkway to allow construction of new sidewalk.

SPECIAL DISTRICT REQUIREMENTS

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

- | | |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sani. | <ol style="list-style-type: none">1. Developer will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.2. Orange County Sanitation District fees, fixture fees, inspection fees, and sewer permit required prior to issuance of building permits. To receive credit for buildings to be demolished, call 714.754.5307 for inspection.3. Developer shall submit a plan showing sewer improvements that meets with the District Engineer's approval to the Building Division as a part of the plans submitted for plan check.4. Developer shall contact the Costa Mesa Sanitary District at 714.754.5043 to pay trash collection program fees and arrange for service for all new residences using curbside services. Residences using bin or dumpster service are exempt from this requirement. |
| School | <ol style="list-style-type: none">5. Pay applicable Newport Mesa Unified School District fees to the Building Division prior to issuance of building permits. |
| CDFA | <ol style="list-style-type: none">6. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at 714.708.1910 for information. |

Upon receipt of this letter, your project has been approved, subject to the above-listed conditions. A copy of the conceptually-approved plans are enclosed. The decision will become final at 5 p.m. on December 1, 2003, unless appealed by an affected party (including filing of the necessary application and payment of the appropriate fee) or by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Willa Bouwens-Killeen, at 714-754-5153, between 8 a.m. and 12 noon.

Sincerely,



PERRY L. VALANTINE
Zoning Administrator

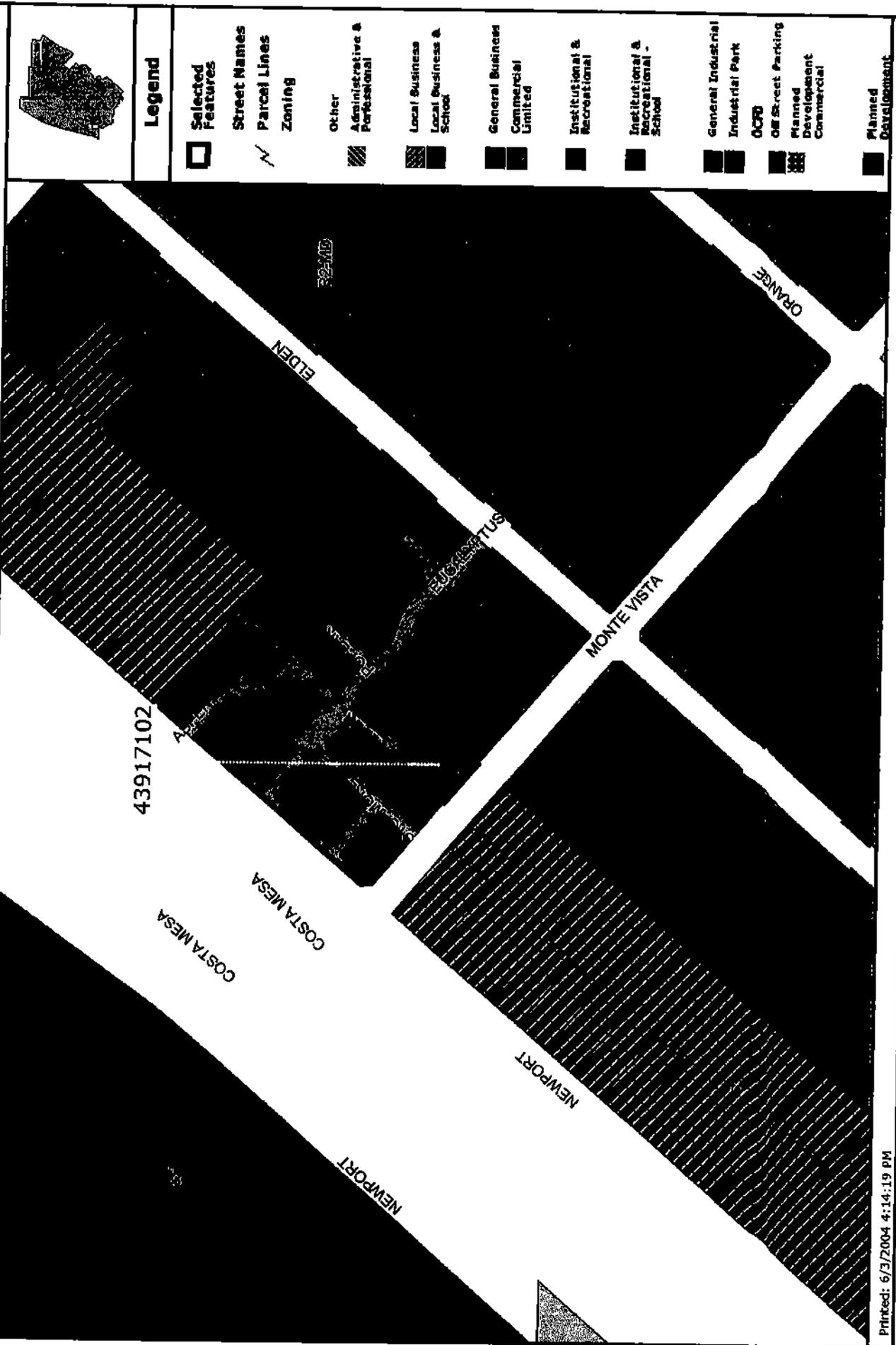
Enclosure: Conceptually-approved plans

cc: Engineering
Fire Protection Analyst
Water District
Building Division

Victor Barton
120 Monte Vista Avenue
Costa Mesa, CA 92627

Zoning/Location Map

120 & 122 Monte Vista -- PA-04-20/PM-04-173



Legend

- Selected Features
- Street Names
- Parcel Lines
- Zoning
- Other
- Administrative & Professional
- Local Business
- Local Business & School
- General Business
- Commercial Limited
- Institutional & Recreational
- Institutional & Recreational - School
- General Industrial
- Industrial Park
- OCFD
- Off Street Parking
- Planned Development
- Commercial
- Planned Development

Airphoto

120 & 122 Monte Vista -- PA-04-20/PM-04-173



Legend

 Selected Features

Street Names

Parcel Lines

Ortho
Photography

Parcels

DATE	11/11/03	
BY	WILKINSON	
PROJECT	MONTE VISTA	
SCALE	AS SHOWN	
REVISIONS		
NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

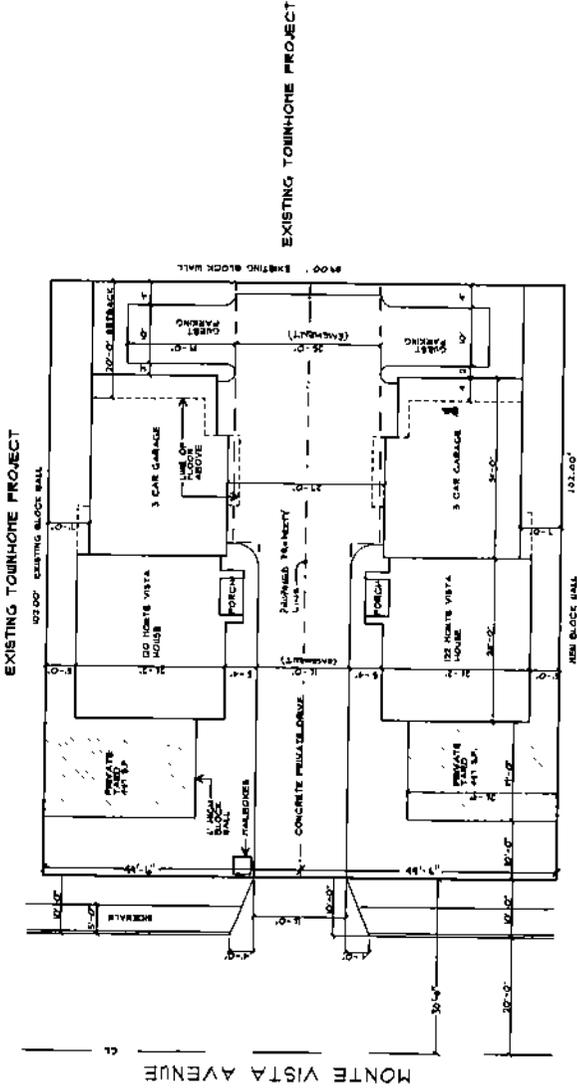
WILKINSON
ASSOCIATES
ARCHITECTS INC.
11500 RED HILL AVENUE
DUBLIN, CA 94568
TEL: 925-835-8571
FAX: 925-835-8572



MONTE VISTA
KERRY SMITH
2725 17TH STREET
HUNTINGTON BEACH, CA 92648
TEL: 714-234-1111

SITE PLAN
100 MONTE VISTA AVENUE
DUBLIN, CA 94568
COSTA MESA, CA

DATE	11/11/03	
BY	WILKINSON	
PROJECT	MONTE VISTA	
SCALE	AS SHOWN	
REVISIONS		
NO.	DESCRIPTION	DATE
1		
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10		



TABLATIONS

- 2 - 3 BR / 3.5 BA
- 6 COVERED PARKING - 3 CAR GARAGES
- 2 OPEN GUEST PARKING

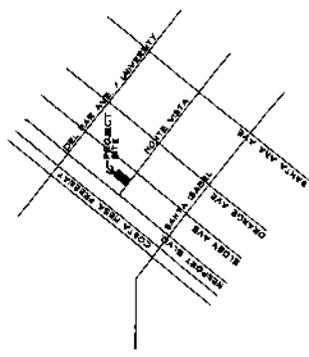
SITE COVERAGE
SITE AREA 9,078 S.F.
BUILDING: GARAGE 120 S.F.
(FOOTPRINT) 1ST FLOOR 723 S.F.

1,443 S.F.
X 2 UNITS
2,886 S.F. 31.8%

STREET, CURBS, APRONS 2,470 S.F. 27.2%
OPEN PARKING

LANDSCAPE / WALKS 3,722 S.F. 41.0%
OPEN SPACE

100%



VICINITY MAP

PA. 04.20
PM. 04.173

NO. 104-114	BY
DATE	
BY	
DATE	

WILKINSON
ASSOCIATES
11000 REDWOOD DRIVE
SAN DIEGO, CA 92121
TEL: 619-594-8288



MONTE VISTA
KENNY SMITH
2128 17TH STREET
HUNTINGTON BEACH, CA 92648
714-374-2344

FLOOR PLANS
122 MONTE VISTA AVENUE
COSTA MESA, CA

DATE	
DRAWN	
SCALE	1/4"=1'-0"
SHEET	2ND
TOTAL	A.1

PLAN REFERENCE NOTES

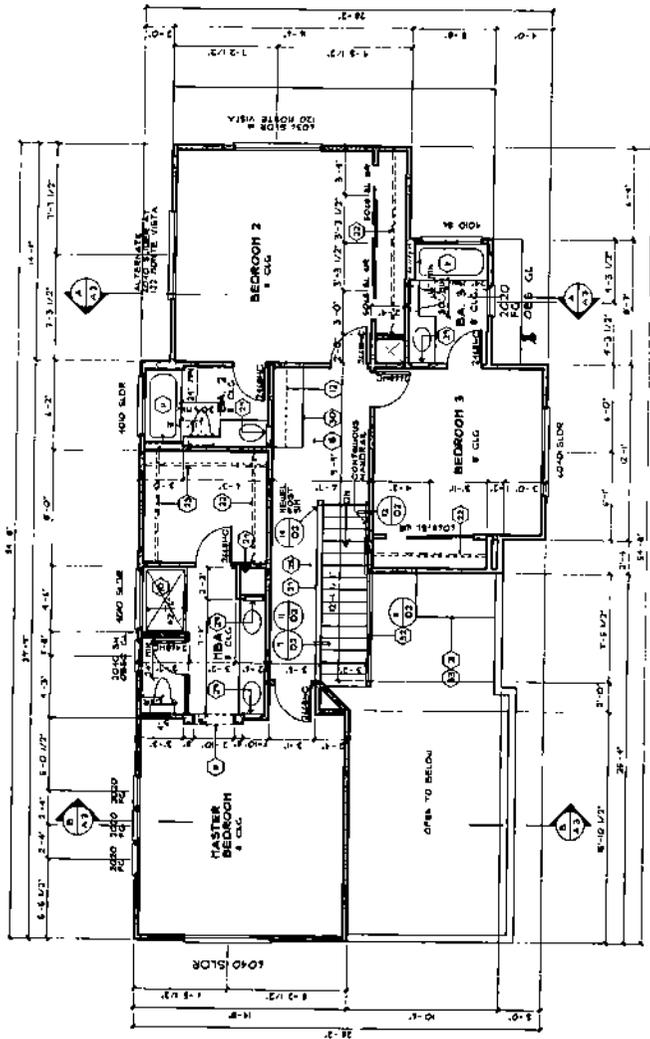
- DOUBLE BNC W/ DISPOSAL
- DISHWASHER
- SLIDE-A-RANGE AND OVEN W/ MICROWAVE AND EXHAUST FAN ABOVE
- REFRIGERATOR SPACE PROVIDE COLD WATER LINE
- PAINT
- 4" HIGH RAGED COUNTER TOP W/3% CRIPPLE WALL BELOW
- 30" TONY HALL 3" H
- 3" WATERPROOF ENCLOSURE
- TOILET ENCLOSURE
- WALL CABINET ABOVE
- WASHER SPACE PROVIDE PRESSURED VALVE 1 DRUM BOX
- DRYER SPACE W/ VENT TO OUTSIDE
- POWERED AIR UNIT - IN ATTIC - SEE UTILITY PLAN
- WATER HEATER W/ P.T.E. VALVE 1 LINE TO OUTSIDE ON W/ PLATFORM
- CEILING TRANSITION
- FLOOR MATERIAL TRANSITION
- 1/2" DRY PACK ABOVE
- 3/4" DRY PACK ABOVE
- 3/4" DRY PACK ABOVE
- DOUBLE POLE AND SINGLE WIRE
- MECHANICAL CHASE
- 30" X 30" ATTIC ACCESS ABOVE
- 24" STUBS
- 3" GUARD RAIL
- STAR REFER TO INTERIORS FOR ADDL INFO
- MEDICINE CABINET
- 34" DEEP LOWER LINER CABINET
- 1/2" DRY PACK ABOVE
- CONCRETE PER DETAIL
- 1/2" DRY PACK ABOVE
- 3" DIA STEEL W/ 1/2" RUBBER GASKET, 3" HIGH CONC FULLED
- REPLACE FLOOR CHASE
- ELECTRICAL CHASE
- TELEVISION ABOVE - SEE INTERIOR ELEVATIONS
- 1/2" DRY PACK ABOVE TYPICAL AT WALLS COMMON TO ADJACENT UNITS
- 5/8" TYPE 'X' GYPSUM BOARD TYPICAL AT WALLS COMMON TO HOME AND GARAGE ON GARAGE SIDE ONLY
- 5/8" TYPE 'X' GYPSUM BOARD AT ALL WALLS AND CEILING OF STORAGE CLOSET UNDER STAIRS
- CONC FLOOR AND CON VENTS
- SMART LINE ABOVE

REVISIONS OR FIELD MODIFICATIONS
BY: [Signature]
DATE: [Date]

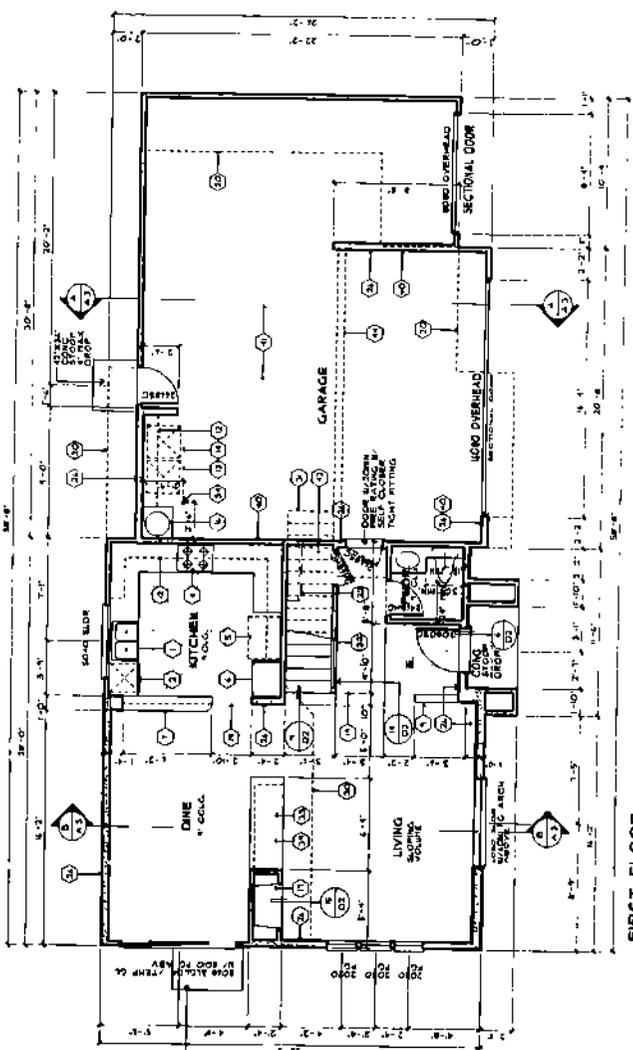
REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION
APPLY TO BUILDING ELEVATIONS FOR DOOR AND WINDOW
USE GRID PATTERNS

TABULATIONS:

FIRST FLOOR	123 S.F.
SECOND FLOOR	1033 S.F.
TOTAL	1156 S.F.
GARAGE	130 S.F.



SECOND FLOOR



FIRST FLOOR

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04-04-178

TENTATIVE PARCEL MAP NO. 2004 - 173

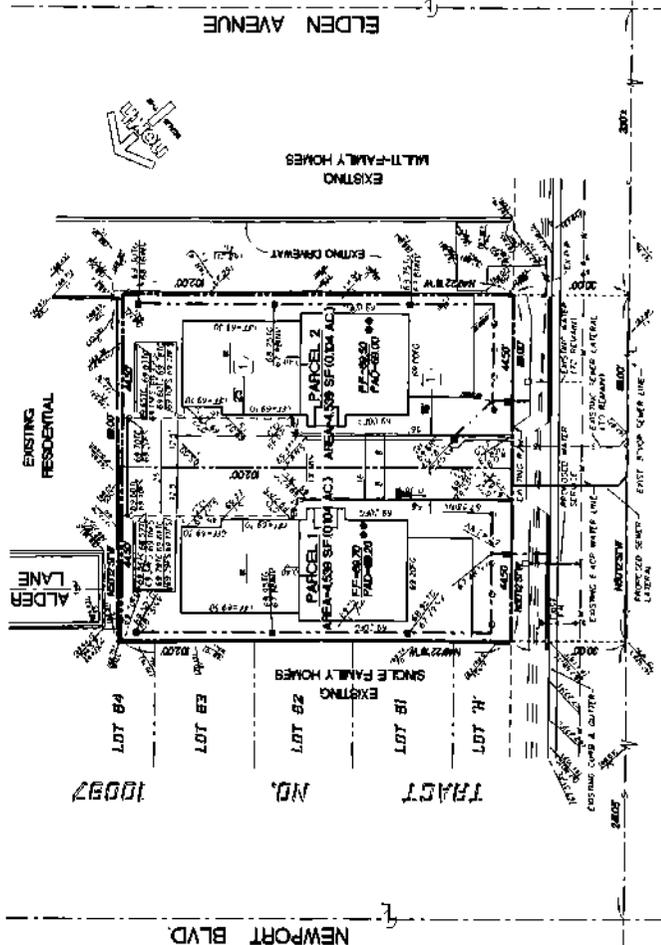
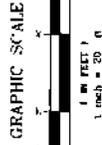
IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA

OWNER AND SUBDIVIDER:
KERRY SMITH
 ADDRESS: 2726 17TH STREET
 HUNTINGTON BEACH, CA 92648
 (714) 374-2364

ENGINEER:
ROBIN B. HAMERS AND ASSOC. INC.
 234 E. 17TH STREET, SUITE 205
 COSTA MESA, CA 92627
 (949) 548-1822

DATE OF PREPARATION:
 APRIL 30, 2004

SITE ADDRESS:
 120 AND 22 MONTE VISTA AVENUE
 COSTA MESA, CA 92627



SYMBOLS/LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- WATER LINE
- SEWER LINE
- STREET CENTERLINE
- SQUARE FEET
- ACRES
- BACK OF WALK
- TOP OF CURB
- FLOWLINE
- CONCRETE
- EASEMENT LINE
- FENCE LINE
- SPOT ELEVATION
- EXIST. CONTOUR
- OVERHEAD LINES

AREA SUMMARY

PROPOSED PARCEL 1	4,528 SF (0.104 AC)
PROPOSED PARCEL 2	4,528 SF (0.104 AC)
GROSS TOTAL AREA OF SITE	9,078 SF (0.208 AC)

PROPOSED NUMBER OF PARCELS
 2

BASIS OF BEARING:

THE CENTERLINE OF MONTE VISTA AVENUE BEING N50°12' SITE AS SHOWN ON TRACT NO. 300, BK. 14, PGS. 11-12.

FLOOD ZONE:

ZONE X, OUTSIDE THE 500 YR. FLOOD BOUNDARIES

LEGAL DESCRIPTION:

THE SOUTHEASTERLY 69 FEET OF LOT 89 OF TRACT NO. 300, IN THE CITY OF COSTA MESA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGES 11 AND 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER
 438-071-02

SETBACK REQUIREMENTS:

FRONT SETBACK: 20 FEET
 SIDE SETBACK: 5 FEET
 REAR SETBACK: 20 FEET

PROPOSED LAND USE:
 SINGLE FAMILY RESIDENTIAL

EASEMENTS:

1. PROPOSED COMMON EASEMENT FOR INGRESS AND EGRESS FOR PARCELS 1 AND 2 TO BE RESERVED ON THE PARCEL MAP.

PURPOSE:
 THE PURPOSE OF THIS PARCEL MAP IS TO SUBDIVIDE THE PROPERTY INTO TWO PARCELS

PA-04-20
 PM-04-173

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