



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: OCTOBER 24, 2005

ITEM NUMBER: *III 2.*

SUBJECT: PLANNING APPLICATION PA-05-27
1053 WEST WILSON STREET

DATE: OCTOBER 13, 2005

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER
(714) 754-5611

DESCRIPTION

The applicant is requesting approval of a variance from common interest development standards in conjunction with a development review to construct two, 2-story, 3,100 square foot condominium units.

APPLICANT

The applicant is Andrade Architects, representing the owners of the property, Kevin Wilson and Walter Doxey.

RECOMMENDATION

Deny the variance and approve the development review, by adoption of Planning Commission resolution.

Handwritten signature of Mel Lee in black ink.

MEL LEE, AICP
Senior Planner

Handwritten signature of R. Michael Robinson in black ink.

R. MICHAEL ROBINSON, AICP
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 1053 W. Wilson Street Application: PA-05-27

Request: Variance from common interest development standards in conjunction with a development review to construct two, 2-story, 3,100 square foot condominium units.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	<u>R2-MD</u>	North:	<u>(Across Wilson St.) R2-MD, Residences</u>
General Plan:	<u>Medium Density Residential</u>	South:	<u>R2-MD, Residences</u>
Lot Dimensions:	<u>Irregular</u>	East:	<u>R2-MD, Single Family Residence</u>
Lot Area:	<u>7,678 SF</u>	West:	<u>(Across Pacific) R2-MD, Residences</u>
Existing Development:	<u>Residence</u>		

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width (Development Lot)	100 FT	50 FT (1)
Lot Area (Development Lot)	12,000 SF	7,678 SF (1)
Min. # Of Units	3	2 (2)
Density:		
Zone	1 du/3,630 SF	1 du/3,839 SF
General Plan	1 du/3,630 SF	1 du/3,839 SF
Building Coverage (Development Lot):		
Buildings	NA	3,393 SF (44%)
Paving	NA	702 SF (9%)
Open Space	3,071 SF (40%)	3,583 (47%)
TOTAL		7,678 SF (100%)
Building Height:	2 Stories 27 FT	2 Stories 26 FT, 4 IN
Chimney height:	29 FT	27 FT, 6 IN
First Floor Area (Including Garage)	NA	Unit 1: 1,691 SF Unit 2: 1,704 SF
Second Floor Area	NA	Unit 1: 1,203 SF Unit 2: 1,320 SF
2nd Floor% of 1st Floor	80%	Unit 1: 71% Unit 2: 77%
Setback (Development Lot)		
Front (Wilson St.)	20 FT	20 FT
Side (left/right)	5 FT (1 Story) 10 FT Avg. (2 Story) (3) – Interior Side 10 FT–Street Side	5 FT/10 FT–Interior Side 12 FT–Street Side
Rear	10 FT (1 Story)/20 FT (2 Story)	15 FT/21 FT
Rear Yard Coverage	25% (300 SF)	6% (69 SF)
Private Open Space	10 FT min. dim.	Unit 1: 14 FT Unit 2: 14 FT
Parking:		
Covered	2	4
Open	6	4
TOTAL	8 Spaces	8 Spaces
Driveway Width:	16 FT	18 FT

NA = Not Applicable or No Requirement
 (1) Legal Nonconforming
 (2) The applicant is requesting approval of a variance
 (3) Residential Design Guideline
 CEQA Status Exempt, Class 3
 Final Action Planning Commission

BACKGROUND

The site contains an existing one-story residence, which is proposed to be demolished to accommodate the proposed project.

ANALYSIS

The applicant is proposing to construct two, 2-story, 3,100 square foot attached residential units on the property. Because the property is zoned R2-MD, two units are allowable; however, the applicant is proposing to sell the units independent of one another as a common interest development. Code Section 13-41 requires a minimum of 3 units for common interest developments, which cannot be met with this project; as a result, the applicant is requesting approval of a variance.

If the variance were to be approved, the applicant would need to submit a parcel map application to facilitate an airspace condominium.

Variance

Code Section 13-29(g)(1) allows granting a variance where special circumstances applicable to the property exist, such as an unusual lot size, lot shape, topography, or similar features, and where strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by owners of other properties in the vicinity under an identical zoning classification. Other factors (such as existing site improvements) may also be considered.

The existing property is nonconforming with regard to lot size (7,678 square feet is existing) and lot width (50 feet is existing). However, staff cannot make the finding for approval of the requested variance because there are no special circumstances applicable to the property such as an unusual lot size, topography, or similar features because the property is rectangular and flat, and the existing structure on the property is proposed to be demolished.

In the justification for the variance provided by the applicant, a copy of which is attached to this report, the applicant cites several examples of existing 2-unit common interest developments in Costa Mesa and Corona Del Mar. The City adopted the three-unit minimum requirement in 1997 to ensure large enough homeowner's associations to maintain adequate reserve funds for long-term property maintenance and to have a minimum odd number of units so that voting conflicts would not prevent required maintenance from occurring. The three-unit minimum requirement was also seen as a method to encourage consolidation of nonconforming residential lots.

On July 11, 2005, Planning Commission approved Planning Application PA-05-07 for property located at 147 23rd Street, which involved variances from lot area (12,000 square feet required; 4,455 square feet and 4,469 square feet proposed) and lot width (100 feet required; 59 feet and 61 feet proposed) in conjunction with the construction of two, detached, 2-story, 3,200 square foot single family residences. Planning Commission approved the project based on the finding that the project would promote

home ownership within the City. Also, because the units were detached, the project resembled a traditional single-family residential development, and also exceeded the minimum and average lot sizes for a small lot common interest development. However, unlike that project, the units for the proposed project are attached and will not resemble traditional single-family residences. Additionally, the site would not comply with the minimum lot size for a small lot common interest development even if the units were detached.¹

If the variance were not approved, the applicant could still construct the residences as rental units.

Development Review

A development review is required for the two proposed residences. Normally, development reviews are considered by staff; however, to expedite processing, the request is being combined with the variance.

Although both units are two-story, only a development review is required because only two units are proposed and the design of the residences meets the intent of the City's Residential Design Guidelines. Specifically, the proposed two-story residences incorporate multiple building planes and breaks in the elevations and roofs to create visual interest and adequate transitions from the first to second floor. Privacy impacts from second story windows on adjacent properties would be minimal because of the orientation of the windows and the distance between the second story windows and the structures on the abutting residential properties.

ENVIRONMENTAL DETERMINATION

The project is exempt pursuant to Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act.

ALTERNATIVES

The Commission has the following alternatives:

1. Approve the development review and deny the variance as recommended by staff;
2. Approve the development review and variance; or
3. Deny the development review and deny the variance. The applicant could not submit substantially the same type of application for six months.

If the Commission were to approve the variance, it is also suggested that a recommendation to revise the current Code requirements for minimum number of units for common interest developments be forwarded to the City Council for their consideration to prevent similar variance requests in the future.

¹ Because Code does not allow the common area to be counted toward the lot size for a small lot common interest developments, each lot would be less than 3,000 square feet. For the project at 147 23rd Street, the lots exceeded this requirement.

CONCLUSION

Because staff cannot make the appropriate findings for the variance for minimum number of units for a common interest development, staff recommends denial of the variance. Because the units themselves satisfy all applicable code requirements and the Residential Design Guidelines, the development review can be approved but, with the denial of the variance, the units could not be sold independent of one another.

- Attachments: 1. Draft Planning Commission Resolution
2. Exhibit "A" - Draft Findings
3. Exhibit "B" - Draft Conditions of Approval
4. Applicant's Project Description and Justification
6. Location Map
7. Plans

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

Andrade Architects
24981 Dana Point Harbor Drive, Suite 120
Dana Point, CA 92629

Kevin Wilson and Walter Doxey
19200 Von Karman, Suite 500
Irvine, CA 92612

File Name: 102405PA0527	Date: 100605	Time: 10:30 a.m.
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RESOLUTION NO. PC-05-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING A PART OF PLANNING APPLICATION PA-05-27

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

WHEREAS, an application was filed by Andrade Architects, representing the owners of the property, Kevin Wilson and Walter Doxey, with respect to the real property located at 1053 West Wilson Street, requesting approval of a variance from common interest development standards (3 units minimum required; 2 units proposed) in conjunction with a development review to construct two, 2-story, 3,100 square foot condominium units; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 24, 2005.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** PA-05-27 with respect to the development review, and **DENIES** the requested variance 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 PA-05-27 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Should any material change occur in the operation, or should the applicant fail to comply with the conditions of approval, then this resolution, and any recommendation for approval herein contained, shall be deemed null and void.

PASSED AND ADOPTED this 24th day of October, 2005.

Bill Perkins, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

- A. The information presented complies with section 13-29(g)(1) of the Costa Mesa Municipal Code in that special circumstances applicable to the property do not exist to justify granting of the variance from the minimum number of units for common interest developments. Strict application of the zoning ordinance would not deprive the property owners of privileges enjoyed by owners of other property in the vicinity under identical zoning classification. Specifically no special circumstances exist because the property is rectangular and flat, and the existing structure on the property is proposed to be demolished. The City adopted the three-unit minimum requirement to ensure large enough homeowner's associations so that voting conflicts would not prevent required maintenance from occurring. The three-unit minimum requirement was also seen as a method to encourage consolidation of nonconforming residential lots.
- B. The information presented substantially complies with Costa Mesa Municipal Code with regard to the development review 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.
- C. The proposed project, exclusive of the variance from minimum number of units described in Finding A, complies with Costa Mesa Municipal Code Section 13-29(e) because:
- a. The proposed building and site development 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 proposed building and site development 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.
- 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 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 U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
3. Street addresses shall be displayed on the front of each unit. Street address numerals shall be a minimum 6 inches in height with not less than ½-inch stroke and shall contrast sharply with the background.
4. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site stormwater flow, 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. 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.
6. The conditions of approval, ordinance and code provisions of PA-05-27 shall be blueprinted on the face of the site plan.
7. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
8. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
9. Existing mature vegetation shall be retained wherever possible. Should it be necessary to remove existing vegetation, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed, and shall be replaced on a 1-to-1 basis. This condition shall

- be completed under the direction of the Planning Division.
10. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m. and 6 p.m. on Saturday. Construction is prohibited on Sundays and 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.
- Eng. 11. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.

PLANNING DIVISION - CITY OF COSTA MESA

DESCRIPTION/JUSTIFICATION

Application #: PA.05.27

Environmental Determination: EXEMPT

Address:

1053 WILSON ST. COSTA MESA, CA

1. Fully describe your request:

Owners seek a variance to convert a R2-MD property into a two-unit attached condominium project, each with an individual ownership.

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.

please see attached letter and exhibits

3. This project is: (check where appropriate)

In a flood zone.

In the Redevelopment Area.

Subject to future street widening.

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

6/27/05
Date

Planning Department/Commission Variance Review

77 Fair Drive

Costa Mesa, CA. 92627

Attn.: Melvin E. Lee, AICP

Re: Variance application

Subject Property:

1053 Wilson Street

Costa Mesa

SE corner of Wilson and Pacific

Justification/Explanation

The owners seek a variance to convert a R2 MD property into a two-unit condominium project, each with an individual ownership.

The Wilson and Pacific Street property has more than sufficient gross lot size to meet the minimum zoning requirement of 3630 sq. ft. per unit. The lot size is 8,000 sq. ft. or 4000 sq. ft. per unit (370 sq. ft. above the minimum requirement per unit).

The subject property is a corner lot which lends itself to a two-unit project of this design. We have included photos of similar projects built in Corona Del Mar, that were designed by the same architect Stanley Andrade.

This project would enhance the visibility, presence and function for this location, including additional home ownership thereby improving the neighborhood.

The area in general has a number of older homes (please see exhibits provided), and older apartments units that range in size from two units to twenty-four units. The larger twenty-four unit complex is located at the NE corner of Wilson and Pacific, and is directly across the street from the subject property. Also noteworthy, Pacific street is predominately medium to high end valued condominiums.

It is highly unlikely any owner/investor would find the financial incentive or feasibility at the current price levels to support the investment to rebuild a custom home or a duplex at this location. Thereby offering no opportunity for improvement of the neighborhood.

Furthermore, there are several examples of similar two unit developments on the Eastside of the City which are very comparable to this variance application (please see exhibits-provided). The owners desire the privileges enjoyed by other two-unit condominium properties found throughout the City of Costa Mesa. Additionally the owners can exercise the use of existing City and county recorded two unit development CC&R's and by-laws, to satisfy policy requirements.

Therefore the conclusion of an area analysis is that building two new condominiums would also be in the best interest of the City. The project would create two new home-ownership opportunities thereby enhancing the property tax base and addressing the Costa Mesa General Plan provision "LU-1A.4" to: ".....strongly encourage the development of low density and owner-occupied housing *where feasible* to improve the balance between rental and ownership housing opportunities".

The owners believe the analysis supported by the photographic exhibits and other data herein will adequately justify the City's General Plan provision to build such a project, "*.... where feasible*".

Included please find certified letters to the owners of the adjacent property, from an area Broker as well as a letter from us. We mailed our letter and hand delivered it.



Mr. and Mrs. Mc Curtrie:

January 18, 2005

We purchased the property next door at 1053 W. Wilson St. We have plans to build two units per Planning Commission approval. During discussions with our architect we came to the conclusion that we could enhance our project with the adjacent lot.

When considering the economics of scale we decided to approach you as to the possibility of purchasing your lot. When combining your lot with ours, the value of your lot increases. We of course recognize this. Conversely not combining the lots will create the opposite effect. Either way will work for us.

Please contact us, as we have some interesting ideas we would like to discuss with you.

Respectfully,

Walter Doxey,

A handwritten signature in black ink, appearing to be "Walter Doxey", written over a horizontal line.

John Pittman.

A handwritten signature in black ink, appearing to be "John Pittman", written over a horizontal line.

14



SPYRO KEMBLE REALTY

ΣΤΟΧΟΣ ΜΑΣ Η ΤΕΛΕΙΟΤΗΤΑ / Perfection is our Goal

Monday, June 27, 2005

Buzz Doxey
SUN COAST FINANCIAL
19200 Von Kannen
Suite 500
Irvine, CA 92612

Re: Wilson Street

Dear Buzz:

This letter serves to confirm that I have tried numerous times over the past year to contact Mr. Paul McCurtire in regard to his Wilson property. I have sent letters and registered mail and I have yet to receive any information back.

The address I have on file is:

5430 E. Conant St,
Long Beach, CA 90808

Sincerely,

Spyro Kembic

15

366 San Miguel, Suite 206, Newport Beach, California 92660 U.S.A

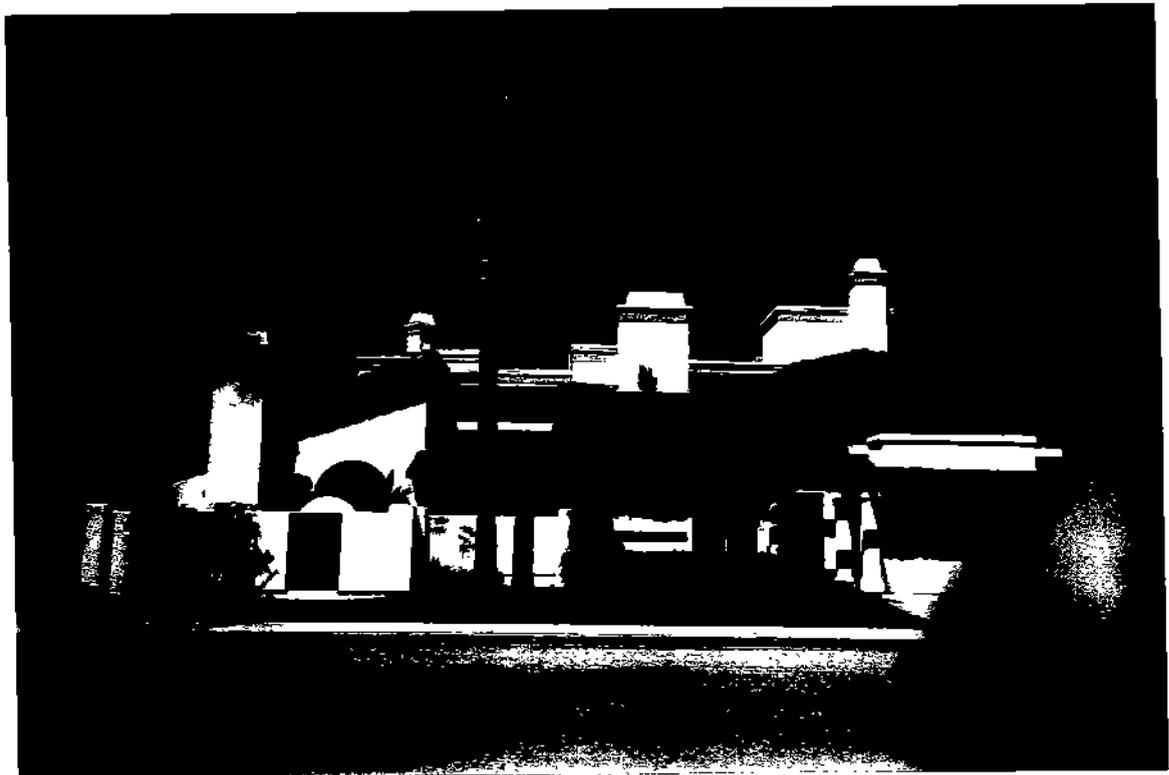
Ph. 949.718.1280 Fax. 949.718.1323 Mobil. 949.689.8377 spyro@fea.net

TWO-UNIT
CONDOMINIUM PROJECT EXAMPLES
AND
EXISTING RESIDENCES
COSTA MESA



1053 Wilson
(subject property)

NE Corner of Orange and Palmer
(2 UNITS - EASTSIDE)



Property Profile ORANGE

Prepared By:

Prepared For:

P

Parcel Number:	936-73-044		
Owner 1:	CONNOR, JONATHAN		
Owner 2:			
Phone:		Pg-Grd:	31-C4/888-J5
Site Address:	1528 ORANGE AVE B	Census:	0633.003
Site City/State:	COSTA MESA CA 92627	Ownership:	SGLE MAN
Mail Address:	1528 ORANGE AVE B	Tract:	11823
Mail City/State:	COSTA MESA CA 92627	Block/Lot:	/1
Flood Panel:	060216 0054	Map Number:	
Legal Description:	TR 11823 LOT 1 UNIT 1 OF PROJECT LOCATED ON AP 425 -332-24 TOGETHER WITH AN UND 1/2 INT IN		

Property Characteristics

Year Built:	1983	Units:	1
Beds/Baths:	3/3.0	Use Description:	CONDOMINIUM *
Square Feet:	2,223	Garage:	
Lot Size:		Pool:	
Number of Stories:	2	Rooms:	6

Sale/Loan Information

Sale Date:	08/20/2002	Document Number:	699392
Sale Amount:	\$500,000 F	Cost/Square Foot:	\$224.92
1st Trust Deed:	\$300,700	Loan Type:	/VAR/
+Addt:		Buyer:	CONNOR, JONATHAN
Previous Date:		Seller:	MADDEN, MICHAEL
Previous Amount:		Lender:	AEN AMRO MTG GRP
Last Trans W/O \$:		Title Company:	EQUITY TITLE
Last Trans W/O \$ Doc#:			

Assessment/Tax Information

Assessed Value:	\$509,334	Tax Amount:	\$5,672.92
Land Value:	\$316,246	Status:	CUR
Improvement:	\$193,088	Tax Rate Area:	015007
% Improvement:	37%	Exempt:	Y
		Tax Year:	2004-2005

Property Profile ORANGE

Prepared By:

Prepared For:

P

Parcel Number: 936-73-045

Owner 1: BERTELL, KENNA S

Owner 2:

Phone:

Site Address: 1528 ORANGE AVE A

Site City/State: COSTA MESA CA 92627

Mail Address: 11952 MONTANA AVE 102

Mail City/State: LOS ANGELES CA 90049

Flood Panel: 060216 0054

Legal Description: TR 11823 LOT 1 UNIT 2 OF PROJECT LOCATED ON AP 425 -332-24 TOGETHER WITH AN UND 1/2 INT IN

Pg-Grd: 31-C4/888-J5

Census: 0633-003

Ownership: SGL E WOMAN

Tract: 11823

Block/Lot: /1

Map Number:

Property Characteristics

Year Built: 1983

Beds/Baths: 3/3.0

Square Feet: 1,662

Lot Size:

Number of Stories: 2

Units: 1

Use Description: CONDOMINIUM *

Garage:

Pool:

Rooms: 6

Sale/Loan Information

Sale Date: 06/14/2001

Sale Amount: \$378,000

1st Trust Deed: \$302,400

+Add:

Previous Date: 12/18/2000

Previous Amount:

Last Trans W/O \$: 10/08/2003

Last Trans W/O \$ Doc#: 1238940

Document Number: 390474

Cost/Square Foot: \$227.44

Loan Type: /FIK/

Buyer: BERTELL, KENNA S

Seller: BRYANT, BOB E & R

Lender: WASHINGTON FSB

Title Company: FIRST AMERICAN TITLE

Assessment/Tax Information

Assessed Value: \$396,940

Land Value: \$225,462

Improvement: \$171,478

% Improvement: 43%

Tax Amount: \$4,563.56

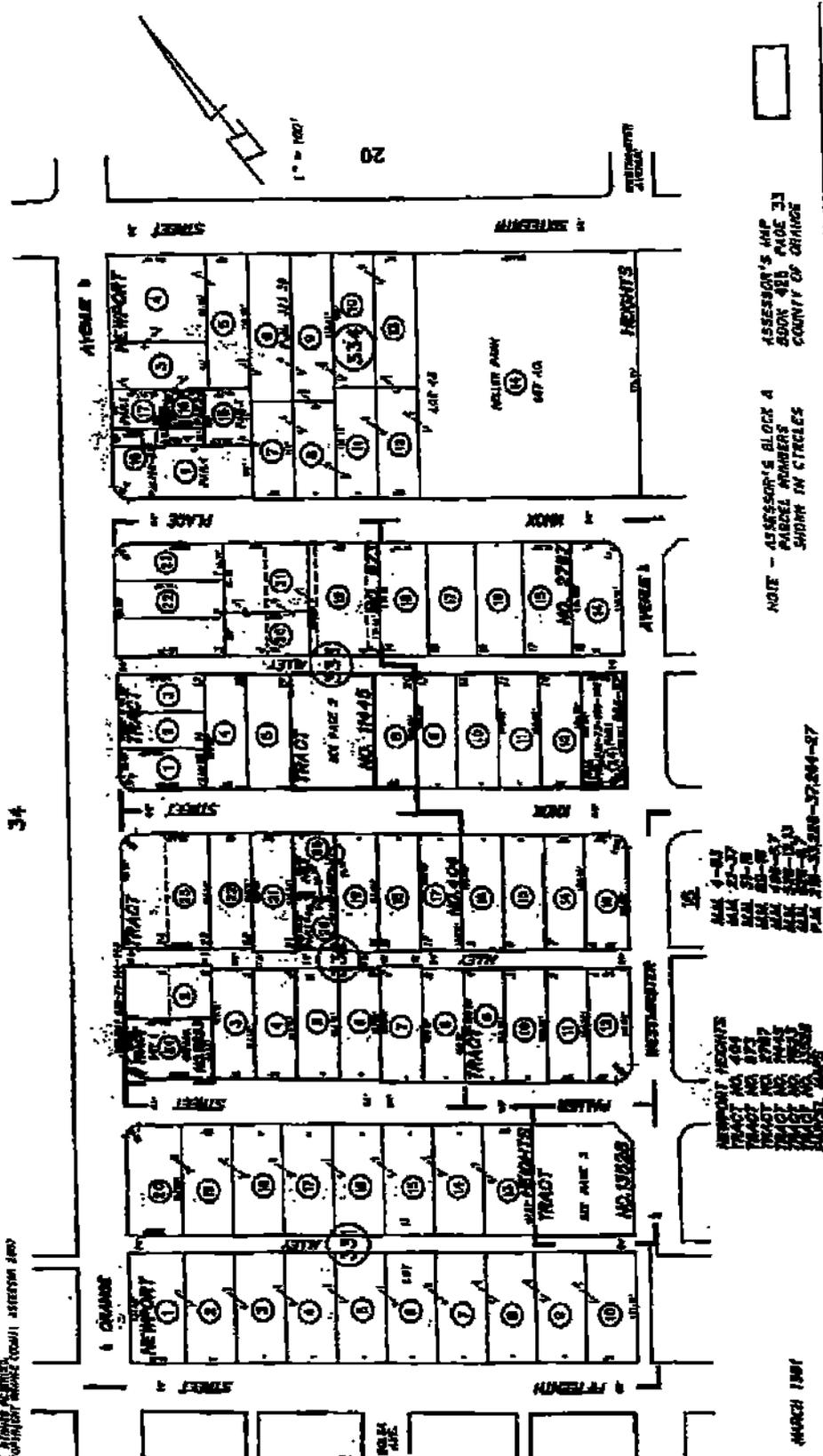
Status: CUR

Tax Rate Area: 015007

Exempt:

Tax Year: 2004-2005

425-33
PAGE 1 OF 3



NOTE - ASSESSOR'S BLOCK A
 PARCEL NUMBERS
 SHOWN IN CIRCLES

ASSESSOR'S MAP
 BOOK 485 PAGE 33
 COUNTY OF ORANGE

TRACT 10
 PAR 1-10
 PAR 11-15
 PAR 16-20
 PAR 21-25
 PAR 26-30
 PAR 31-35
 PAR 36-40
 PAR 41-45
 PAR 46-50

NEIGHBORHOOD HEIGHTS
 TRACT NO. 484
 TRACT NO. 485
 TRACT NO. 486
 TRACT NO. 487
 TRACT NO. 488
 TRACT NO. 489
 TRACT NO. 490

MARCH 1981

CONDOMINIUM PROJECT EXAMPLE 2-UNITS



340 E. 16th Place, Costa Mesa.



341 E. 16th Place, Costa Mesa.

property - Across
The STREET
22

Property Profile ORANGE

Prepared By: *Adores*

Prepared For: *John*

P

Parcel Number: 937-80-041

Owner 1: KELLER, EMILY

Owner 2:

Phone:

Pg-Grd:

Site Address: 340 E 16TH PL A

Census: 0633.004

Site City/State: COSTA MESA CA 92627

Ownership: SGL E WOMAN

Mail Address: 340 E 16TH PL A

Tract: 00297

Mail City/State: COSTA MESA CA 92627

Block/Lot: 28/1

Flood Panel: 060216 0054

Map Number:

Legal Description: P.M. 297-28, PAR. 1 OF PR OJECT 937-80 LOCATED ON A P 425-212-28 TOGETHER WITE AN UND. 1/2

Property Characteristics

Year Built:

Units: 1

Beds/Baths:

Use Description: CONDOMINIUM

Square Feet:

Garage:

Lot Size:

Pool:

Number of Stories:

Rooms:

Sale/Loan Information

Sale Date: 09/17/1997

Document Number: 455694

Sale Amount: \$280,000 F

Cost/Square Foot:

1st Trust Deed: \$210,000

Loan Type: /FIX/SBD

+Addl:

Buyer: KELLER, EMILY

Previous Date:

Seller:

Previous Amount:

Lender: WMC MTG CORP

Last Trans W/O \$:

Title Company: FIRST AMERICAN TITLE

Last Trans W/O \$ Doc#:

Assessment/Tax Information

Assessed Value: \$314,457

Tax Amount: \$3,876.58

Land Value: \$100,501

Status: CUR

Improvement: \$213,956

Tax Rate Area: 015007

% Improvement: 68%

Exempt: Y

Tax Year: 2004-2005

Property Profile ORANGE

Prepared By:

Prepared For:

P
Parcel Number: 937-80-042
Owner 1: CALLAHAN, DARLA M
Owner 2:
Phone:
Site Address: 340 E 16TH PL B
Site City/State: COSTA MESA CA 92627
Mall Address: 340 E 16TH PL B
Mall City/State: COSTA MESA CA 92627
Flood Panel: 060216 0054
Legal Description: P.M. 297-28, PAR. 1 OF FR OJECT 937-80 LOCATED ON
A P 425-212-28 TOGETHER WITH AN UND. 1/2

Pg-Grd:
Census: 0633.004
Ownership: UNMRD W
Tract: 00297
Block/Lot: 28/1
Map Number:

Property Characteristics

Year Built: Units: 1
Beds/Baths: Use Description: CONDOMINIUM
Square Feet: Garage:
Lot Size: Pool:
Number of Stories: Rooms:

Sale/Loan Information

Sale Date: 12/04/2000 Document Number: 657008
Sale Amount: \$378,000 F Cost/Square Foot:
1st Trust Deed: \$300,800 Loan Type: /VAR/
+Addi: \$56,400 Buyer: CALLAHAN, DARLA M
Previous Date: Seller: ZIMMERMAN, KARIN
Previous Amount: Lender: WORLD SAV BK
Last Trans W/O \$: Title Company: STEWART TITLE
Last Trans W/O \$ Doc#:

Assessment/Tax Information

Assessed Value: \$400,613 Tax Amount: \$4,528.54
Land Value: \$189,971 Status: CUR
Improvement: \$210,642 Tax Rate Area: 015007
% Improvement: 52% Exempt: Y
Tax Year: 2004-2005

CONDOMINIUM PROJECT EXAMPLES - 2 UNITS



383 E. 16th Place, Costa Mesa.

2 - UNITS



327 Ogle Street, Costa Mesa.

Property Profile ORANGE

Prepared By:

Prepared For:

Parcel Number: 937-80-011

Owner 1: KELLY, ROBERT E TRUST

Owner 2:

Phone:

Pg-Grd: 31-D4/888-J5

Site Address: 327 OGLE ST B

Census: 0633.004

Site City/State: COSTA MESA CA 92627

Ownership:

Mail Address: 327 OGLE ST B

Tract: 11679

Mail City/State: COSTA MESA CA 92627

Block/Lot: /1

Flood Panel: 060216 0054

Map Number:

Legal Description: TR 11679 LOT 1 UNIT B OF PROJECT LOCATED ON AP 425
-212-25 TOGETHER WITH AN UND 1/2 INT IN

Property Characteristics

Year Built:

Units: 1

Beds/Baths:

Use Description: CONDOMINIUM

Square Feet:

Garage:

Lot Size:

Pool:

Number of Stories:

Rooms:

Sale/Loan Information

Sale Date: 02/19/1986

Document Number: 66138

Sale Amount:

Cost/Square Foot:

1st Trust Deed: \$120,000

Loan Type:

+Addl:

Buyer: KELLY, ROBERT E TRUST

Previous Date:

Seller:

Previous Amount:

Lender:

Last Trans W/O \$: 08/19/2002

Title Company:

Last Trans W/O \$ Doc#: 692493

Assessment/Tax Information

Assessed Value: \$214,291

Tax Amount: \$2,567.32

Land Value: \$102,624

Status: CUR

Improvement: \$111,667

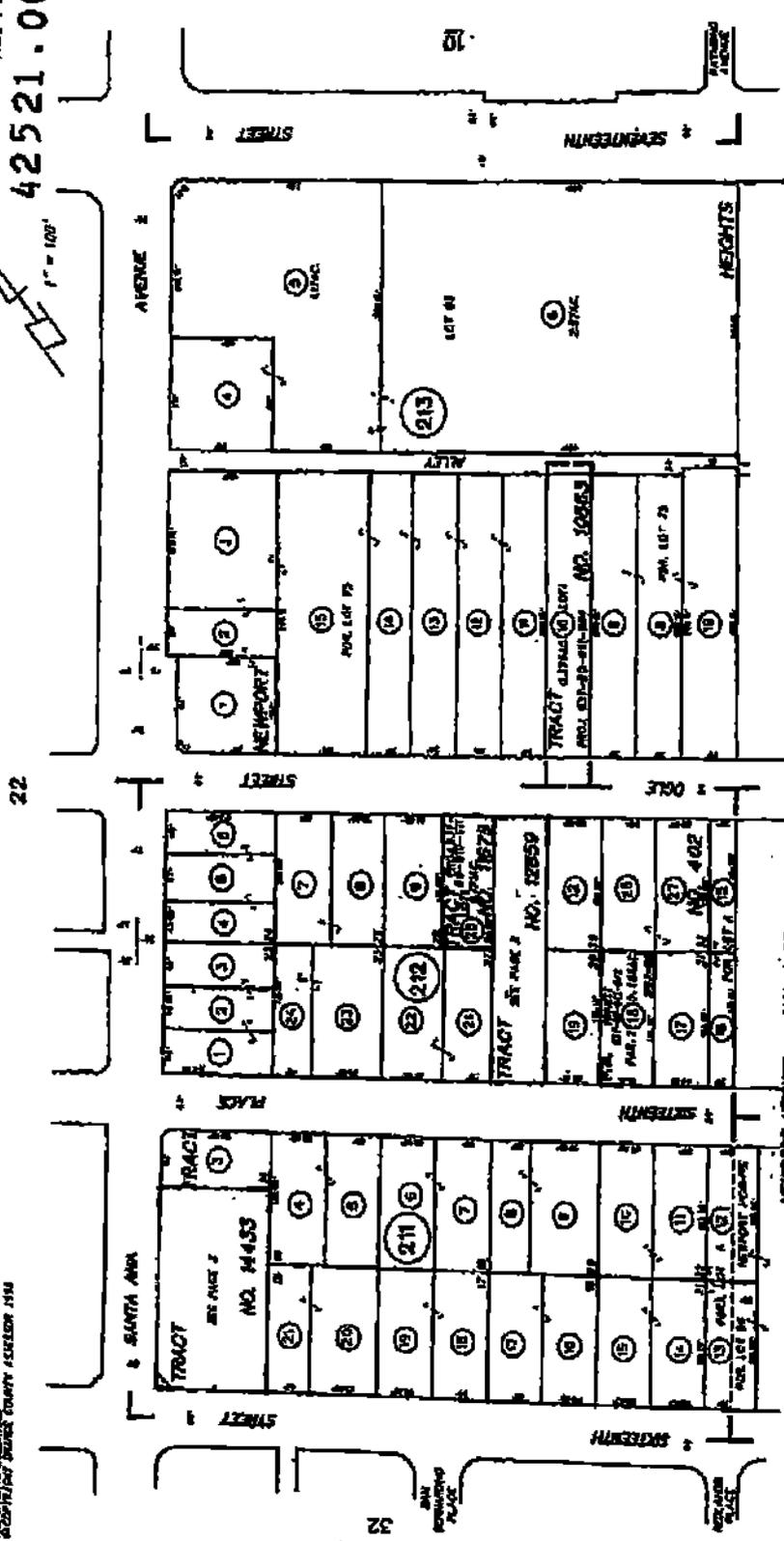
Tax Rate Area: 015007

% Improvement: 52%

Exempt: Y

Tax Year: 2004-2005

425-21
PAGE 1 OF 3
42521.00



NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

19

MAP NO. 4-33
S.M. NO. 407-28.36
S.M. NO. 401-28.58
S.M. NO. 390-28.35
S.M. NO. 391-28.35
S.M. NO. 397-28

NEWFORT HEIGHTS
TRACT NO. 220
TRACT NO. 10963
TRACT NO. 1879
TRACT NO. 51888
TRACT NO. 44433
PARCEL MAP

THIS MAP WAS PREPARED FOR THE COUNTY OF ORANGE, CALIFORNIA, BY THE COUNTY ASSESSOR'S OFFICE, 1510 N. GARDEN STREET, SANTA ANA, CALIFORNIA 92701. THE ASSESSOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

Property Profile ORANGE

Prepared By:

Prepared For:

Parcel Number: 937-80-010
 Owner 1: BOLDT, CAROLYN J
 Owner 2:
 Phone:
 Site Address: 327 OGLE ST
 Site City/State: COSTA MESA CA 92627
 Mail Address: 327 OGLE ST
 Mail City/State: COSTA MESA CA 92627
 Flood Panel: 060216 0054
 Legal Description: TR 11679 LOT 1 UNIT A OF PROJECT LOCATED ON AP 425
 -212-25 TOGETHER WITH AN UND 1/2 INT IN

Pg-Grd: 31-D4/888-J5
 Census: 0633.004
 Ownership: SGL E WOMAN
 Tract: 11679
 Block/Lot: /1
 Map Number:

Property Characteristics

Year Built: 1981
 Beds/Baths: 3/2.5
 Square Feet: 1,473
 Lot Size:
 Number of Stories:

Units: 1
 Use Description: CONDOMINIUM
 Garage:
 Pool:
 Rooms: 6

Sale/Loan Information

Sale Date: 08/28/1987
 Sale Amount: \$32,000 P
 1st Trust Deed:
 +Add:
 Previous Date:
 Previous Amount:
 Last Trans W/O \$: 12/24/1998
 Last Trans W/O \$ Doc#: 890450

Document Number: 488876
 Cost/Square Foot:
 Loan Type:
 Buyer: BOLDT, CAROLYN J
 Seller:
 Lender:
 Title Company:

Assessment/Tax Information

Assessed Value: \$219,988
 Land Value: \$95,013
 Improvement: \$124,975
 % Improvement: 56%

Tax Amount: \$2,627.30
 Status: CUR
 Tax Rate Area: 015007
 Exempt: Y
 Tax Year: 2004-2005

Property Profile ORANGE

Prepared By:

Prepared For:

P

Parcel Number: 425-191-09

Owner 1: EWING, CAROLYN PEIRCE TRUST

Owner 2:

Phone:

Site Address: 383 E 16TH PL

Site City/State: COSTA MESA CA 92627

Mail Address: 2280 PEGGY LN

Mail City/State: EL DORADO HILLS CA 95762

Flood Panel: 060216 0054

Legal Description: P BK 49 PG 36 PAR 2

Pg-Grd: 31-D4/889-A5

Census: 0633.004

Ownership:

Tract: 00049

Block/Lot: 36/2

Map Number:

Property Characteristics

Year Built: 1972

Beds/Baths:

Square Feet: 2,625

Lot Size: 7,560

Number of Stories:

Units: 2

Use Description: MULT RES - MISC

Garage:

Pool:

Rooms:

Sale/Loan Information

Sale Date: 12/22/1993

Sale Amount:

1st Trust Deed:

+Addl:

Previous Date:

Previous Amount:

Last Trans W/O \$: 06/30/1998

Last Trans W/O \$ Doc#: 417482

Document Number: 891434

Cost/Square Foot:

Loan Type:

Buyer: EWING, CAROLYN PEIRCE TRUST

Seller:

Lender:

Title Company:

Assessment/Tax Information

Assessed Value: \$107,673

Land Value: \$38,806

Improvement: \$68,867

% Improvement: 63%

Tax Amount: \$1,814.76

Status: CUR

Tax Rate Area: 015007

Exempt:

Tax Year: 2004-2005



1015 Wilson
(existing residence)



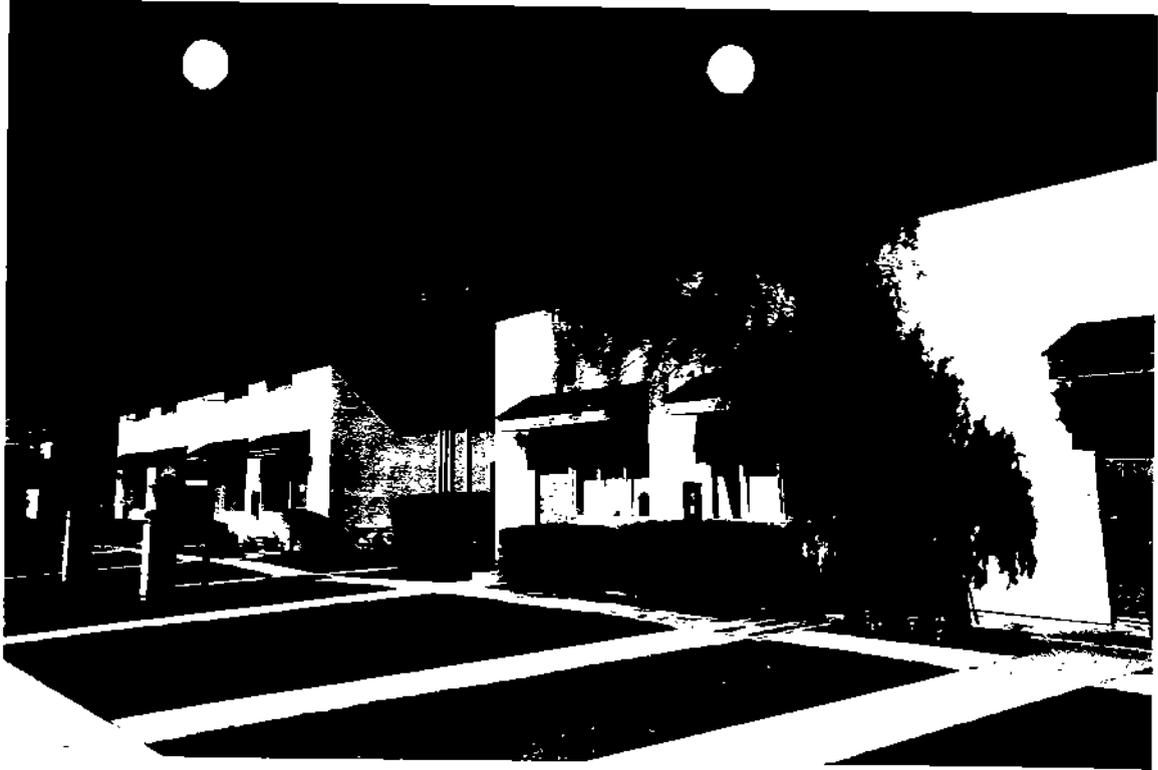
31
1049 Wilson
(existing duplex)



2182 Pacific
(five unit condominium project)



2174 five unit condo project)



2238 Pacific
(existing apt. complex across from
Subject Property)



2238 Pacific ³³
(larger condominium project, across the
street from **Subject Property**)



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,
PLEASE CONTACT THE PLANNING DIV. AT (714)754-5245.**