



# **PLANNING COMMISSION**

## **AGENDA REPORT**

*III. 26.*

MEETING DATE: NOVEMBER 14, 2005

ITEM NUMBER:

**SUBJECT: PLANNING APPLICATION PA-05-36/VESTING TENTATIVE TRACT VT-16937  
2501 HARBOR BOULEVARD**

**DATE: NOVEMBER 3, 2005**

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

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### **DESCRIPTION**

This application includes a request for master plan to construct a 37-unit, two-story, detached, common interest development with a vesting tentative map for common interest development (airspace condominium) purposes.

### **APPLICANT**

Richmond American Homes of California, Inc., is the authorized agent, owner, and project developer.

### **RECOMMENDATION**

Approve by adoption of the attached resolution, subject to conditions.

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: 2501 Harbor Blvd. Application: PA-05-36 and VT-16937

Request: 37 detached residential units (common interest development - airspace condominium)

**SUBJECT PROPERTY:**

Zone: PDR-MD (Proposed)  
 General Plan: Medium Density Residential (Proposed)  
 Lot Dimensions: Irregular  
 Lot Area: 5.08 acres  
 Existing Development: Vacant

**SURROUNDING PROPERTY:**

North: PDR-HD, Residences (Apartments)  
 South: (Across Fair Dr.) I & R, Golf Course  
 East: (Across Harbor Blvd.) C1 & R1 Commercial Use & Residences  
 West: PDR-HD, Residences (Single Family)

**DEVELOPMENT STANDARD COMPARISON**

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
<b>Lot Size:</b>		
Lot Width (Development Lot)	NA	NA
Lot Area (Development Lot)	1 Acre	5.08 Acres
<b>Density:</b>		
Zone	1 du/3,630 SF	1 du/5,981 SF
General Plan	1 du/3,630 SF	1 du/5,981 SF
<b>Building Coverage (Development Lot):</b>		
Buildings	NA	52,272 SF (24%)
Paving	NA	60,548 SF (27%)
Open Space	99,578 SF (45%)	108,465 SF (49%)
<b>TOTAL</b>		<b>221,285 SF (100%)</b>
Building Height:	2 Stories/27 FT	2 Stories/22 FT to 24 FT
Chimney Height	29 FT	27 FT
First Floor Area (Including Garage)	NA	Plan 1: 1,366 SF Plan 2: 1,440 SF Plan 3: 1,421 SF
Second Floor Area	NA	Plan 1: 1,180 SF Plan 2: 1,082 SF Plan 3: 1,015 SF
2 <sup>nd</sup> Floor% of 1 <sup>st</sup> Floor (1)	80%	Plan 1: 86% Plan 2: 75% Plan 3: 71%
<b>Building Setbacks (Entire Site)</b>		
Front (Fair Drive)	NA	210 FT
Side (left/right [Harbor Blvd.])	NA/20 FT	10 FT/38 FT
Rear	NA	15 FT
Rear Yard Lot Coverage	25% (1,575 SF)	9% (565 SF)
Private Open Space	10 FT min. dim.	10 FT min. dim.
Perimeter Open Space	20 FT	20 FT - 30 FT
<b>Parking:</b>		
Covered	37	74
Open (Tenant)	93	55
Open (Guest)	19	20
<b>TOTAL</b>	<b>149 Spaces</b>	<b>149 Spaces</b>
Backup Distance	25 FT	25 FT
Parkway Landscape	10 FT combined width/3 FT min. on one side/ 5 FT min. adj. to house	10 FT combined width/5 FT on one side/ 5 FT adj. to house
Driveway Width:	16 FT	16 FT

NA = Not Applicable or No Requirement

(1) Design Guideline

CEQA Status Negative Declaration

Final Action Planning Commission

## **BACKGROUND**

The subject site is a vacant portion of the Fairview Developmental Center property, which is owned and operated by the State of California. The site is approximately 5 acres in size. The State has since entered into an agreement with Richmond American Homes of California, Inc., to sell the vacant portion of the site and develop the property.

## **ANALYSIS**

The developer is proposing to construct a 37-unit, two-story, detached, common interest development for the site. The proposed project requires the following discretionary planning approvals:

- 1) **General Plan Amendment GP-05-01<sup>1</sup>** to amend the General Plan land use designation from High Density Residential and Public Institutional to Medium Density Residential.
- 2) **Rezone R-05-01<sup>1</sup>** to change the zoning from PDR-HD (Planned Development Residential – High Density) and I&R (Institutional & Recreational) to PDR-MD (Planned Development Residential- Medium Density).
- 3) **Planning Application PA-05-36** for a master plan amendment to construct a 37-unit, two story, detached, common interest development.
- 4) **Vesting Tentative Tract Map VT-16937** for a condominium map to allow the units to be sold independent of one another.

### **Master Plan**

The master plan is considered the blueprint for the long-term development and use of this property. In that respect, the maximum building heights, on-site landscaping, number of parking spaces and permitted uses as described in the report and shown on the submitted plans would become the "zoning regulations" for the project and any significant revisions would require an amendment to the master plan.

The homes consist of three plan types, ranging in size from 2,436 square feet (Plan 3) to 2,546 square feet (Plan 1). All units are two-story, three bedroom units. Exterior materials include concrete tile roofs, decorative window and door trims, and exterior stucco finishes. The elevations visible from Harbor Boulevard are required to incorporate additional architectural detailing (condition of approval no. 6). The design of the units comply with the intent of the City's Residential Design Guidelines for design features to provide visual relief to the exterior elevations, such as horizontal and/or vertical plane breaks, roof plane breaks, and appropriate architectural details.

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<sup>1</sup> GP-05-01 and R-05-01 are discussed in a separate staff report.

Each unit has a two-car garage. Open parking spaces will be provided throughout the project within the designated (i.e., striped) parking areas as well as within the driveways leading to the garages for the Plan 2 and 3 units. The private street to the south of the site (Shelly Circle) is proposed to be abandoned and consolidated into the project site. Vehicle access to the project as well as the Fairview Developmental Center is proposed to be from Fair Drive. The street within the project will be a private, named street with a gated entry from Fair Drive and a sidewalk on the westerly (left side) of the street. An emergency vehicle-only access gate will be provided from Harbor Boulevard. The vehicle access, private street and parking layout complies with all requirements of the Transportation Services Division and the Fire Department.

There are several mature trees on the property, including a row of trees along the westerly boundary of the project site that screens the single-family residences and Fairview Developmental Center. Compliance with the City's Municipal Code Section 13-108 (Landscaping) for tree preservation and replacement will ensure that no significant impacts due to the loss of trees will affect surrounding properties.

A decorative perimeter wall along the Harbor Boulevard frontage, consistent with the wall treatment for the Harbor Village Apartment complex to the north of the site, is proposed along with the planting of mature trees and other landscaping materials. The existing bicycle trail along the Harbor Boulevard frontage will be replaced with a meandering bicycle trail consistent with the property frontage to the north. A common area "tot lot" is also proposed within the project.

### Vesting Tentative Tract Map

The proposed project is a "cluster" residential common interest development. Unlike a small lot common interest development, each unit will not be on an individual parcel; instead, the units will be on lots similar to an airspace condominium. A total of 15 lots are proposed for the project; ten numbered lots for the unit "clusters" (ranging from 2 to 4 units each), and 5 lettered lots for the common areas (streets, tot lot, and landscape street frontages).

Approval of a vesting map allows the project to be subject to the development standards and fees in effect at the time of submittal, even if the standards change or City fees are increased. Covenants, Conditions, and Restrictions (CC&Rs) are required to be recorded to ensure proper maintenance of the common areas. The vesting map complies with all applicable code provisions and the State Subdivision Map Act.

### Other Issues

It is staff's opinion that the project is consistent with the following objective of the City's 2000 General Plan Land Use Element:

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

### **ENVIRONMENTAL DETERMINATION**

In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared for this project. Under CEQA guidelines, if the lead agency determines that there is substantial evidence that the project may have a significant effect on the environment an Environmental Impact Report (EIR) would be required to be prepared. If the lead agency determines that there is substantial evidence that the project could not have a significant effect on the environment, a Negative Declaration may be prepared.

An Initial Study/Negative Declaration (IS/ND) was prepared for the project. The (IS/MND) identified impacts that would be reduced to a level considered less than significant or no impact with appropriate conditions of approval and mitigation measures, if the project is approved. A copy of the Mitigation Monitoring Program is attached to the Planning Commission resolution for the project. The Negative Declaration was made available for public review, as required by CEQA.

### **ALTERNATIVES**

The Planning Commission has the following alternatives:

1. Approve PA-05-36 and VT-16937 with the recommended conditions of approval; or
2. Deny PA-05-36 and VT-16937. If the project is denied, the project cannot be constructed, and the applicant could not submit substantially the same project for six months.

### **CONCLUSION**

It is staff's opinion that the proposed project will be compatible with the uses in the surrounding area, as well as provide a substantial improvement to the subject property and home ownership opportunities within the City. Therefore, staff recommends approval of the project.

Attachments:            Applicant's Project Description and Justification  
                                  Zoning Map/Location Map  
                                  Plans  
                                  Draft Planning Commission Resolution  
                                  Exhibit "A" - Draft Findings  
                                  Exhibit "B" - Draft Conditions of Approval  
                                  City Engineer letter dated October 19, 2005  
                                  Exhibit "C" - Mitigation Monitoring Program

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

Richmond American Homes of California, Inc.  
Attn: Mark Rosene  
16845 Von Karman, Suite 100  
Irvine, CA 92606

Richmond American Homes of California, Inc.  
Attn: Jeff Stargardter  
16845 Von Karman, Suite 100  
Irvine, CA 92606

Richmond American Homes of California, Inc.  
Attn: Pamela Y. Pullen  
16845 Von Karman, Suite 100  
Irvine, CA 92606

Government Solutions  
Attn: Coralee S. Newman  
230 Newport Center Drive, Suite 210  
Newport Beach, CA 92660

Government Solutions  
Attn: Stephanie Kyle  
230 Newport Center Drive, Suite 210  
Newport Beach, CA 92660

Adams – Streeter Civil Engineers, Inc.  
Attn: Randal L. Streeter  
15 Corporate Park  
Irvine, CA 92606

Robert Mitchell & Associates  
Attn: Robert Mitchell  
22982 El Toro Road  
Lake Forest, CA 92630

State of California Department of General Services  
Attn: Robert McKinnon  
707 Third Street, Sixth Floor  
West Sacramento, CA 95605

File: 111405PA0536T16937	Date: 110305	Time: 10:15a.m.
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# CITY OF COSTA MESA PLANNING APPLICATION

## PROJECT DESCRIPTION AND JUSTIFICATION

1. **Project Address:**

2501 Harbor Boulevard, Costa Mesa, CA 92626

2. **Fully describe your request:**

Please see attached project description

3. **Justification:**

A. **For a Conditional Use Permit or Minor Conditional Use Permit:** On a separate sheet, 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:** On a separate sheet, 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.

4. **This project is: (check where appropriate)**

In a flood zone.

In the Redevelopment Area.

Subject to future street widening.

In a Specific Plan Area.

Includes a drive-through facility.

(Special notice requirements, pursuant to GC Section 65091 (d))

5. **I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST reproduced on the rear of this page and have determined the project:**

Is not included in the publication indicated above.

Is included in the publication indicated above.

Signature

  
**J. FRANK DAVIDSON**  
Assistant Chief

Date

8-19-05

# **RICHMOND AMERICAN HOMES**

## **2501 HARBOR BOULEVARD**

### **PROJECT DESCRIPTION**

The project is located on approximately 5.08 net acres (5.47 gross acres) adjacent to the Fairview Developmental Center in Costa Mesa, CA. The land is currently vacant and is immediately bounded by high-density residential uses to the north, Harbor Blvd. to the east, the Costa Mesa Municipal Golf Course to the south and the Fairview Developmental Center to the west.

The project proposes the construction of a gated residential community consisting of 37 single-family detached condominium homes arranged in a cluster configuration. This creates a project density of 7.3 du/acre (based on 5.08 acres).

The project will take access from Fair Dr. and the existing portion of Shelly Circle which currently runs along the southerly boundary of the site will be abandoned by the City of Costa Mesa. In addition, a 0.39 acre portion of Harbor Blvd. along the easterly boundary of the project site will be dedicated to the City of Costa Mesa.

The primary entrance and exit will be located from Fair Dr. through a controlled gate. An emergency exit will be located on Harbor Blvd. toward the northern portion of the site. Pedestrian access will be available at both locations.

There are a total of 148 parking spaces on-site. There are 74 covered parking spaces provided in private garages. In addition to garage parking, there are 27 open parking spaces provided in driveways (1.5 spaces counted per driveway) and 47 open parking spaces provided in fields of visitor parking.

The project site will provide approximately 49% open space (2.49 acres). An existing bike trail along the easterly border of the site adjacent to Harbor Blvd. will be improved and maintained by the Homeowners' Association. The trail is 10' wide and will meander through an additional 20' of perimeter open space, creating a condition similar to that of the neighboring residential project to the north. In addition to the bike trail and perimeter open space, an approximately 4,350 square-foot children's outdoor play area is proposed in the southwestern portion of the site.

The homes are designed in three different floor plans which range in size from 1,764 to 1,932 square-feet. Plans 1 and 2 consist of 3 bedrooms and 2 1/2 bathrooms, while plan 3 includes 3 bedrooms, a den and 2 1/2 bathrooms. The buildings range in height from 22'-4" to 26'-3".

The project's entitlement request consists of the approval of a Master Plan and Vesting Tentative Tract Map as well as the certification of an environmental document per the California Environmental Quality Act.

The majority of the project site is currently zoned PDR-HD (Planned Development Residential - High Density Residential) with a general plan land use designation of High Density Residential. In addition, the portion of Shelly Circle that will be abandoned by the City is currently zoned I&R (Institutional & Recreational). The City of Costa Mesa is currently processing a Zone Change and General Plan Amendment to the site, changing the entire project site (including Shelly Circle) to PDR-MD (Planned Development Residential - Medium Density Residential) with a general plan land use designation of Medium Density Residential.

Richmond American  
16845 Von Karman, Ste. 100  
Irvine, CA 92606

**Harbor and Fair**  
Harbor Boulevard Condition Design Revisions  
October 20, 2005

PLAN 2

1. Added cantilevered furrount at master bedroom at rear elevation to provide visual relief and variation in massing along façade.
2. Added roof gable at rear furrount for roof articulation.
3. Added shutters and trim to rear furrount for detail.
4. Added shutters to left elevation at plan C for detail.

Plan 3

1. Added shutters to rear elevation for detail.
2. Added potshelf at rear elevation for differentiaton of detail.

All Plans

1. Added different chimney caps corresponding with the three elevational styles for a sense of architectural variety.

**RESOLUTION NO. PC-05-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING PLANNING  
APPLICATION PA-05-36 AND VESTING TENTATIVE TRACT  
MAP VT-16937**

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

WHEREAS, an application was filed by Richmond American Homes of California, Inc., with respect to the real property located at 2501 Harbor Boulevard, requesting approval of a master plan to construct a 37-unit, two story, detached, common interest development with a vesting tentative map for common interest development purposes; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on November 14, 2005; and

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and an Initial Study/Negative Declaration was prepared, which reflect the independent judgment of the City of Costa Mesa, and was available for public review from October 14, 2005 to November 14, 2005, as required by CEQA.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **APPROVES** PA-05-36 and VT-16937 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-05-36 and VT-16937 and upon applicant's compliance with each and all of the conditions of approval and mitigation measures contained in Exhibits "B" and "C". Should any material change occur in the operation, or should the applicant fail to comply with the conditions of approval and mitigation measures, then this Resolution, and any recommendation for approval herein contained, shall be deemed null and void.

BE IT FINALLY RESOLVED that the Costa Mesa Planning Commission hereby adopts the Mitigation Monitoring Program for PA-05-36 and VT-16937 as set forth in Exhibit "C".

**PASSED AND ADOPTED this 14<sup>th</sup> day of November, 2005.**

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Bill Perkins, Chair  
Costa Mesa Planning Commission

STATE OF CALIFORNIA)  
  )ss  
COUNTY OF ORANGE )

I, R. Michael Robinson, 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 November 14, 2005, by the following votes:

AYES:           COMMISSIONERS  
NOES:           COMMISSIONERS  
ABSENT:        COMMISSIONERS  
ABSTAIN:       COMMISSIONERS

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Secretary, Costa Mesa  
Planning Commission

**EXHIBIT "A"****FINDINGS**

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(5) because the master plan meets the broader goals of the General Plan and the Zoning Code with regard to protection of the integrity of neighboring development. Specifically, the project will be compatible with the uses in the surrounding area, as well as provide a substantial improvement to the subject property through the design and placement of buildings, parking areas, pedestrian walkways, and landscaping. The project is consistent with the goals and objectives of the 2000 General Plan by creating owner occupied housing to improve the balance between rental and ownership housing opportunities.
- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
- The proposed development and use is compatible and harmonious with uses on surrounding properties.
  - 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.
  - The proposed project complies with applicable performance standards prescribed in the Zoning Code.
  - The project is consistent with the General Plan.
  - The planning application is for a project-specific case and does not establish a precedent for future development.
  - The cumulative effect of all the planning applications have been considered.
- C. 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 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.
- D. The evidence presented in the record as a whole indicates that the project will not individually or cumulatively have an adverse effect on wildlife resources or habitat.
- E. The project, as conditioned, is consistent with Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.
- F. The furthest point of the building(s) are an excessive distance from the public street necessitating fire apparatus access and provisions for on-site fire hydrants.

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- G. The creation of the subdivision, as well as related improvements, is consistent with the City's General Plan and Zoning Ordinances.
- H. The proposed use of the subdivision is compatible with the objectives, policies, general land use, and programs specified in the General Plan.
- I. The subject property is physically suitable to accommodate Vesting Tentative Tract Map T-16937 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.
- J. 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.
- K. 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.
- L. 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. 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. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
3. 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 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 be continuously maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
4. The conditions of approval and ordinance or code provisions of Planning Application PA-05-36 and VT-16937 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
5. To avoid an alley-like appearance, if driveways are paved with asphalt, they shall be developed without a center concrete swale. Design shall be approved by the Planning Division.
6. The elevations of units visible from off-site shall have enhanced architectural details and window treatments per the direction of Planning staff.
7. Applicant shall provide proof of establishment of a homeowner's association prior to release of any utilities.
8. 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.
9. Street addresses shall be displayed on the front of the house adjacent to the main entrance or front door of each residence in a manner visible to the private street. 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.

10. The site plan submitted with initial working drawings shall contain a notation specifying the ultimate interior property lines.
11. 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.
12. Street setback landscape planters shall be mounded to a high point of at least 24 inches, with approved turf and/or ground cover on the street side front half of the planter and shrubbery plantings and trees on the back half. A mixture of 24-inch box, 36-inch box, and 48-inch box trees shall be provided within the street setback landscaping.
13. The applicant shall provide a decorative perimeter wall, as well as an enhanced landscaping/wall treatment, consistent with the Harbor Village Apartment project north of the subject site, subject to the approval of the Planning Division.
14. If the project is constructed in phases, the perimeter wall, landscaping along the frontages, and irrigation shall be installed prior to the release of utilities for the first phase.
15. All backflow prevention devices, transformers, and other utility equipment shall be placed behind the 20-foot setback line, and shall be screened from view in a manner approved by the Planning Division.
16. Block walls shall be provided on all interior residential lot lines. Block walls visible from private streets (such as for corner lots) shall be decorative block and setback from adjacent sidewalks to provide a landscape planter area. The width of the planter areas and type of landscaping shall be subject to approval by the Planning Division.
17. Stationary play equipment shall be located on turf, sand, or other treated surface to the satisfaction of the Planning Division. Common outdoor play areas shall include a combination of both soft and hard surfaces.
18. Prior to building permit issuance, the applicant shall submit a final playground plan for review and approval, which includes detailed playground specifications of manufactured play equipment. The playground plan shall depict safety fall zones, safety surfacing materials and construction specifications, manufacture and model numbers of equipment and equipment deck heights. On a project-specific basis, the Planning Division shall require that the playground plan adequately serve the anticipated number of users and their activities.
19. Prior to occupancy, the applicant shall submit a letter stating that the play equipment installation has been inspected by a person authorized by the manufacturer, that the equipment has been installed per manufacture's specifications, and that it complies with the minimum playground safety regulations adopted by the State of California (California Code of Regulations, Title 22, Division 4, Chapter 22).

20. There shall be no nighttime lighting, except for security purposes, of the common outdoor play area. Any lighting under the control of the applicant shall be directed in such a manner so as to not unreasonably interfere with the quiet enjoyment of nearby residences.
  21. A street barrier (i.e., steel reinforced bollards, reinforced block walls, etc.) minimum 42 inches in height, shall be provided between the tot lot and the private drive.
  22. At least one of each type of ground level play equipment in the tot lot shall be handicap accessible.
  23. A minimum of one shaded seating area shall be provided in the tot lot to encourage adult supervision of children.
  24. The project shall comply with the code requirements, standard conditions of approval, and mitigation measures identified in the mitigation monitoring program prepared for the project and attached to this resolution as "Exhibit C".\*
- Eng. 25. 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.
26. Comply with the requirements contained in the letter prepared by the City Engineer dated October 19, 2005.

\* Deletion of any code requirements, standard conditions of approval, and mitigation measures will require a finding by the decision-making body that no significant environmental impacts will be created and the Mitigated Negative Declaration is still valid.



# CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

October 19, 2005

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

SUBJECT: Vesting Tentative Tract No. 16937  
LOCATION: 2501 Harbor Blvd

Dear Commissioners:

Vesting Tentative Tract Map No. 16937 as furnished by the Planning Division for review by the Public Services Department, consists of subdivision of ten (10) numbered lots and five (5) letter lots for 37 single-family, detached condominium units for a common interest development. Vesting Tentative Tract Map No. 16937 meets with the approval of the Public Services Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.
2. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.
3. In accordance with C.C.M.M.C. Section 13-230, the Subdivider shall submit street improvement plans and/or off-site plans at the time of first submittal of the Final Tract Map. Plan check fee shall be paid per C.C.M.M.C. Section 13-231.
4. The Final Tract Map and all off-site improvements required to be made, or installed by the Subdivider, shall meet the approval of the City Engineer. Prior to any on-site/off-site construction, permits shall be obtained from the City of Costa Mesa Engineering Division.
5. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 66-26.
6. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
7. Dedicate an ingress/egress easement to the City over Lot "A through E" (common area) for emergency and public security vehicles purposes only. Maintenance of Lot "A through E" shall be the sole responsibility of a Homeowners Association formed to conform to Section 13-41 (e) of the C.C.M.M.C.

8. All public streets shall be fully improved per the C.C.M.M.C., City of Costa Mesa Standard Drawings, and all requirements of the City Engineer.
9. All public streets construction performed as a part of this development shall present a new and uniform appearance prior to the acceptance of the improvements by the City.
10. The elevations shown on all plans shall be on Orange County benchmark datum.
11. The Subdivider shall submit a cash deposit of \$1000 for street sweeping at time of issuance of a Construction Access permit. Full amount of deposit shall be maintained on a monthly basis prior to and during construction until completion of project.
12. There shall be four feet of clear sidewalk behind all immovable objects, i.e., light standards, mail boxes, telephone poles, fire hydrants, etc.
13. The Subdivider's engineers shall furnish the Engineering Division a storm runoff study which provides on-site detention to the satisfaction of the City Engineer showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site. This study to be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur.
14. Ownership and maintenance of the private on-site drainage facilities and parkway culverts and other common areas shall be transferred by the owner to the Homeowner Association to be formed pursuant to C.C.M.M.C. Section 13-41 (e) and said association shall indemnify and hold harmless the City for any liability arising out of or in any way associated with the connection of the private drainage system with the City's drainage system and shall execute and deliver to the City the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.
15. Fulfill the drainage fee ordinance requirements prior to the approval of the Tract Map.
16. Emergency outlets shall be provided at all sump locations along the storm system. Emergency outlets shall be designed to convey the 100-year storm flow.
17. Vehicular and pedestrian access rights to Harbor Blvd and Fair Drive shall be released and relinquished to the City of Costa Mesa except at approved access locations.
18. A Subdivision Agreement and deposit shall be submitted to the City Engineer to guarantee construction of off-site improvements. The cash deposit or surety bond amount shall be determined by the City Engineer.
19. Street lighting shall be provided as required by the Public Services Department, Transportation Services Division.
20. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.
21. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.

22. Dedicate easements as needed for public utilities.
23. Prior to occupancy on the Tract, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File, reproducible mylar of the recorded Tract Map, and approved off-site plan and nine copies of the recorded Tract Map.
24. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
25. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
26. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
27. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.
28. Applicant shall notify and coordinate proposed development with adjacent properties.

Sincerely,



Ernesto Munoz, P. E.  
City Engineer

/ch (Engr. 2005/Planning Commission Tract 16937)

**EXHIBIT "C"**

**STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES  
 MITIGATION MONITORING PROGRAM  
 SOURCE: INITIAL STUDY/NEGATIVE DECLARATION  
 FOR GP-05-01, R-05-01, PA-05-36, AND VT-16937**

Standard Conditions of Approval and Mitigation Measures	Timing	Responsible Party
<p><b>Aesthetics</b></p> <ol style="list-style-type: none"> <li>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 requirement shall be completed under the direction of the Planning Division.</li> <li>Lighting shall comply with all requirements of Costa Mesa Municipal Code Section 13-93(d). Lighting shall be designed to provide adequate illumination of the storage facilities (no dark spots) without creating spill-over light or glare onto adjacent properties. Shielding or other methods necessary to prevent light or glare spill-over shall be incorporated.</li> </ol>	<p>During Construction</p>	<p>Applicant/Developer</p>

<p><b>Air Quality</b></p> <p>1. During clearing, grading, earth moving, or excavation operations, excessive fugitive dust emissions shall be controlled by regular water or other dust preventative measures using the following procedures, as specified in SCAQMD Rule 403:</p> <ul style="list-style-type: none"> <li>a. Limit on-site vehicle speed to 25 miles per hour.</li> <li>b. Water material excavated or graded sufficiently to prevent excessive amounts of dust. Water at least twice daily with complete coverage, preferably in the late morning and after work is done for the day.</li> <li>c. Water or securely cover material transported on-site or off-site sufficiently to prevent generating excessive amounts of dust.</li> <li>d. Minimize area disturbed by clearing, grading, earth moving, or excavation operations so as to prevent generating excessive amounts of dust.</li> <li>e. These control techniques shall be indicated in project plans and specifications. Compliance with these measures shall be subject to periodic site inspections by the City.</li> <li>f. Prevent visible dust from the project site from emanating beyond the property line, to the maximum extent feasible.</li> <li>g. 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 and sprinkling.</li> <li>h. The project shall comply with SCAQMD Rule 1113, which limits the ROG content of architectural coatings used in the Basin or shall allow the averaging of such coatings, as specified, so that actual emissions do not exceed the allowable emissions if all the averaged coatings had complied with the specified limits.</li> </ul>	<p>During Construction</p>	<p>Applicant/Developer</p>
<p><b>Cultural Resources</b></p> <p>1. If any archaeological objects are encountered during construction, the contractor shall stop work immediately and notify the City.</p>	<p>During Construction</p>	<p>Applicant/Developer</p>
<p><b>Hydrology &amp; Water Quality</b></p> <p>1. Prior to or concurrent with submittal of plans for building plan check, the developer shall submit a Water Quality Management Plan (WQMP) that identifies the application and incorporation of those routine structural and non-structural Best</p>	<p>Prior to Issuance of Grading Permits</p>	<p>Applicant/Developer</p>

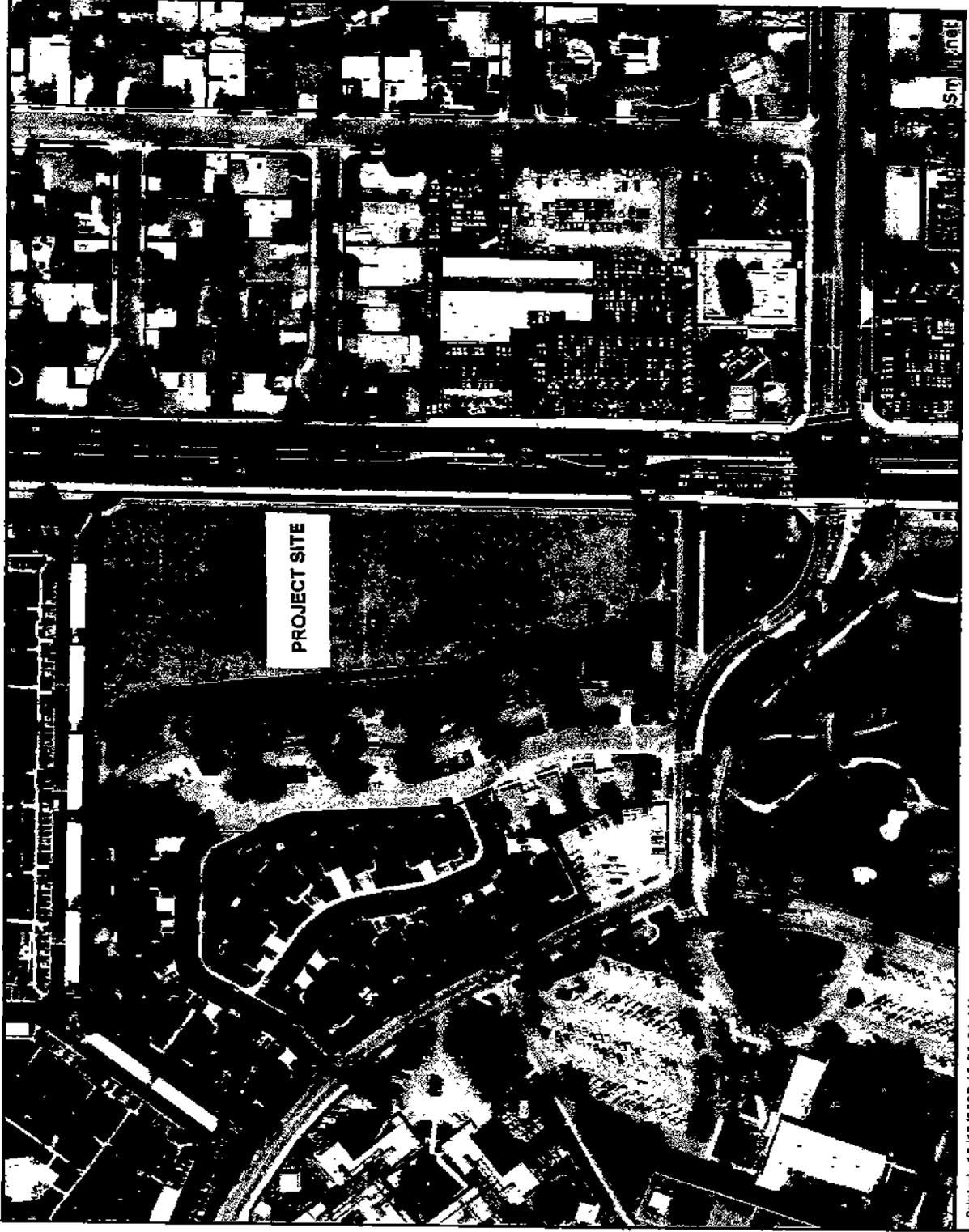
<p>Management Practices (BMP's) outlined in the Countywide National Pollution Discharge Elimination System (NPDES) Drainage Area Management Plan (DAMP), Appendix G. The WQMP shall detail implementation of BMP's not dependent on specific land uses, for review and approval by the Development Services Department.</p>		
<p><b>Noise</b></p> <p><b>Short-term Noise Impacts</b></p> <ol style="list-style-type: none"> <li>1. 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 7 p.m., on Saturday; there shall be no construction activity on Sunday and Federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting or other quiet interior work.</li> <li>2. Truck routes in general should be steered away from residential areas.</li> <li>3. During construction, the stock piling, loading, and unloading of construction materials (such as, but not limited to, steel girders), loading/unloading trucks, moving equipment (such as mobile cranes), shall be located as far from adjacent properties as possible and shall be approved by the Planning Division and the Building Official. The stocking of construction materials can create high noise levels. This is not intended to apply to temporary piles of the materials that will be used up in a short period of time (i.e., less than two weeks). Stock piling areas for this project may not be necessary. However, if it is necessary, stock piling areas should be located as far as possible from adjacent properties.</li> <li>4. The construction superintendent(s) shall meet with the City staff to review the operational conditions and restrictions as they relate to site demolition and construction, prior to the commencement of work.</li> <li>5. The location for any on-site crushing of concrete and/or asphalt shall be located as far from adjacent properties as possible and approved by the Planning Division and the Building Official.</li> </ol> <p><b>Long-term Noise Impacts</b></p> <ol style="list-style-type: none"> <li>1. A noise barrier a minimum of 6 feet in height shall be required for the lots adjacent to Harbor Boulevard. The noise barrier shall consist of a block wall, berm, or a</li> </ol>	<p>During Construction</p>	<p>Applicant/Developer</p>

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<p>combination of the two. The noise barriers must have a surface density of at least 3.5 pounds per square foot, and shall no openings or gaps.</p> <ol style="list-style-type: none"> <li>2. Window upgrades shall be required for the nearest units facing Harbor Boulevard. Said windows shall be fitted with acoustic-rated assemblies with an STC/EWNR rating of no less than 24.6 dBA.</li> <li>3. Mechanical ventilation shall be required for all units within the development.</li> </ol>		
<p><b>Traffic</b></p> <ol style="list-style-type: none"> <li>1. Fulfill mitigation of off-site traffic impacts at the time of issuance of <u>building permit</u> by submitting to the Planning Division the required Traffic Impact Fee pursuant to the prevailing schedule of charges adopted by the City Council. The Traffic Impact Fee is calculated based upon the average daily trip generation identified in the traffic analysis and includes a credit for all existing uses. At the current rate per trip end, the Traffic Impact Fee is estimated as \$51,599.00. Note: the traffic impact fee will be recalculated at the time of issuance of building permit based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect tat that time.</li> </ol>	<p>Prior to Issuance of Building Permits</p>	<p>Applicant/Developer</p>

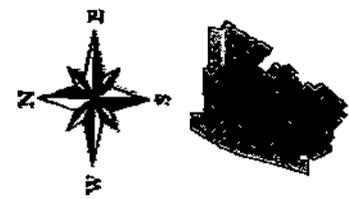
# AIR PHOTO

2501 HARBOR BLVD.



## Legend

- Selected Features
- Parcel Lines
- Ortho Photography
- Parcels



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CONTACT INFORMATION

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 PRINCIPAL  
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 robert@hitchell.com

TITLE PAGE

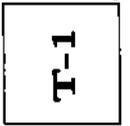
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 PLAN B - MODERN  
 ELEVATION 1B - TRADITIONAL  
 PLAN C - MODERN  
 ELEVATION 1C - TRADITIONAL  
 PLAN D  
 ELEVATION 2A - SPANISH  
 PLAN E - TRADITIONAL  
 ELEVATION 2B - MODERN  
 PLAN F - TRADITIONAL  
 PLAN G  
 ELEVATION 3A - SPANISH  
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**ENV. PLANS**  
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**LANDSCAPE PLANS**  
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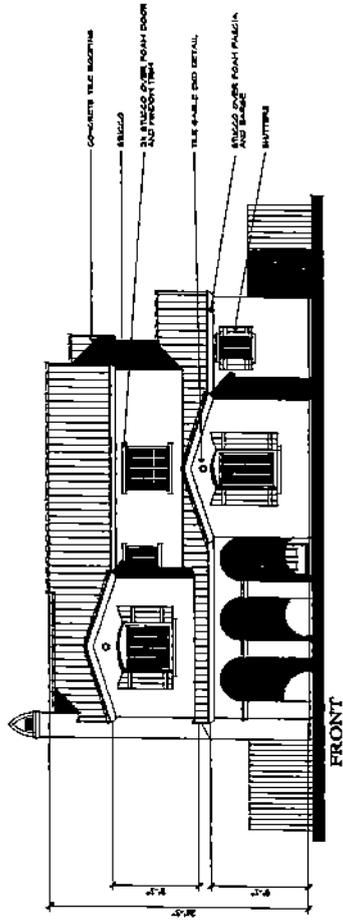


**R I C H M O N D A M E R I C A N**  
 16845 VON KARMAN, STE. 100, IRVINE, CA 92606 - 949-756-7373  
**HARBOR AND FAIR - COSTA MESA**  
 2501 HARBOR BLVD, COSTA MESA, CA 92626

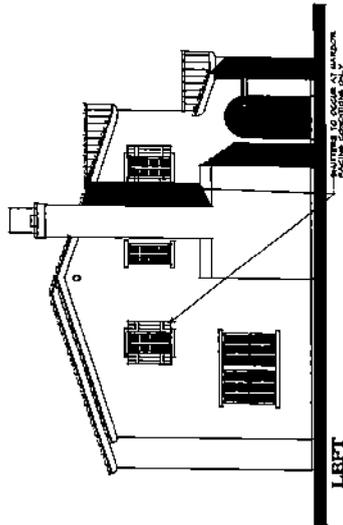


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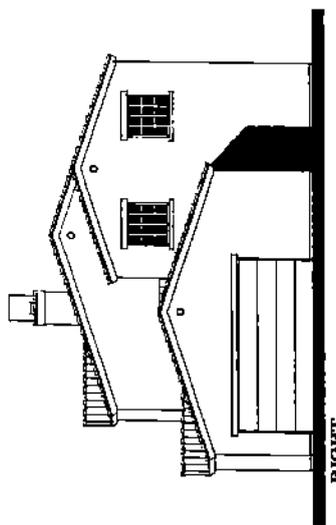




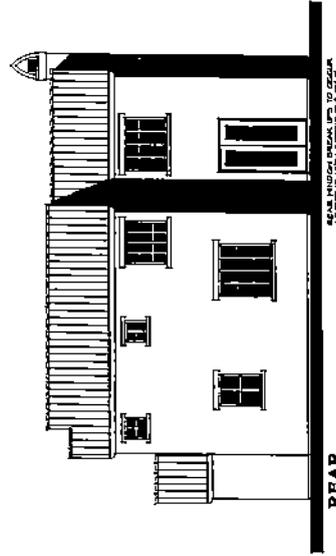
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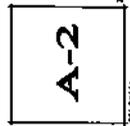
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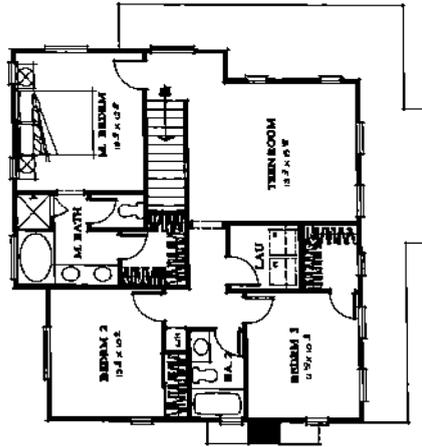
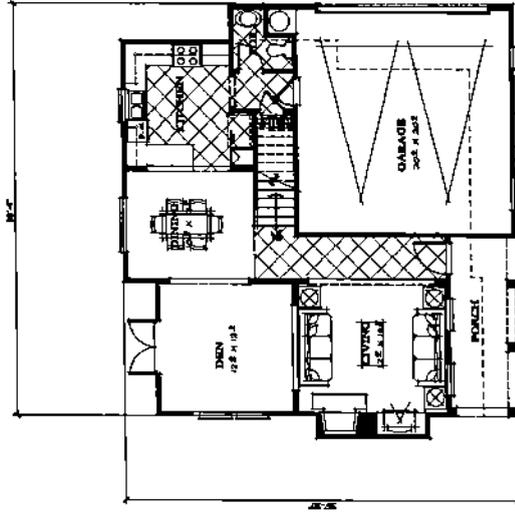
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 2501 HARBOR BLVD, COSTA MESA, CA 92626

**RICHMOND AMERICAN**

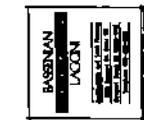
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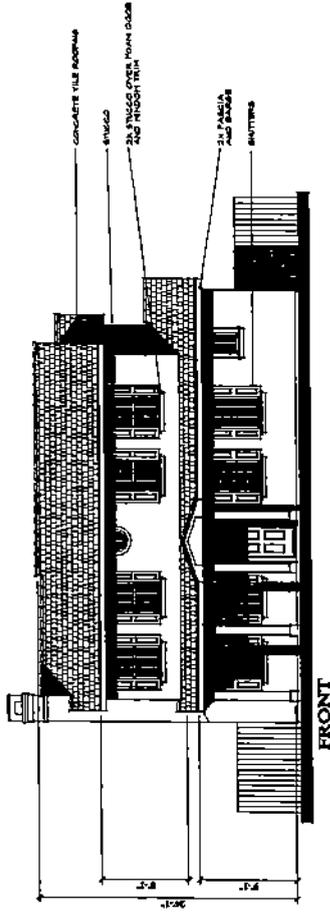




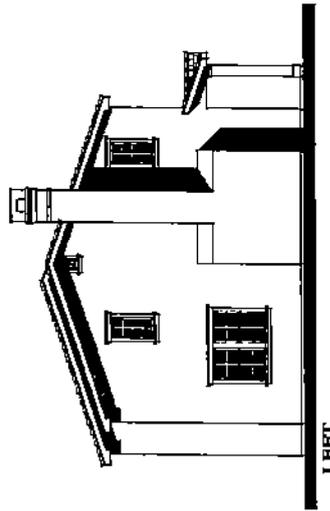
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**HARBOR AND FAIR - COSTA MESA**  
 2501 HARBOR BLVD, COSTA MESA, CA 92626

**R I C H M O N D A M E R I C A N**  
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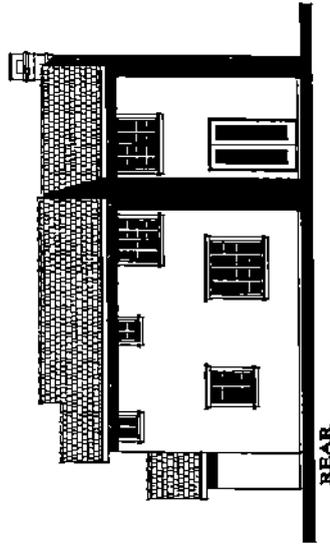




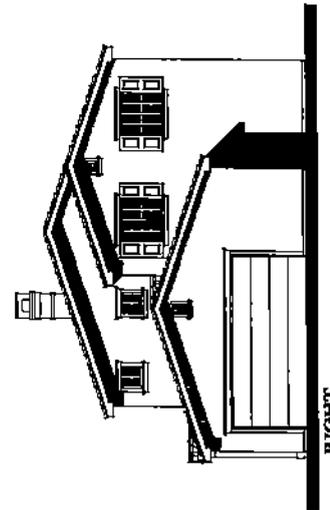
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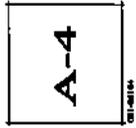


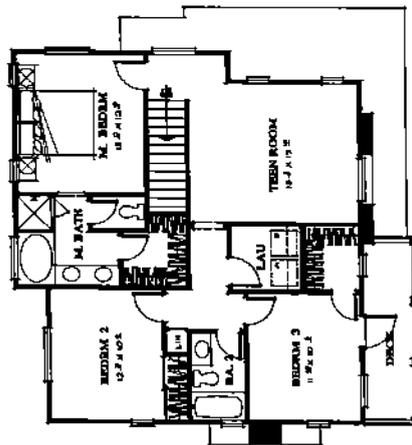
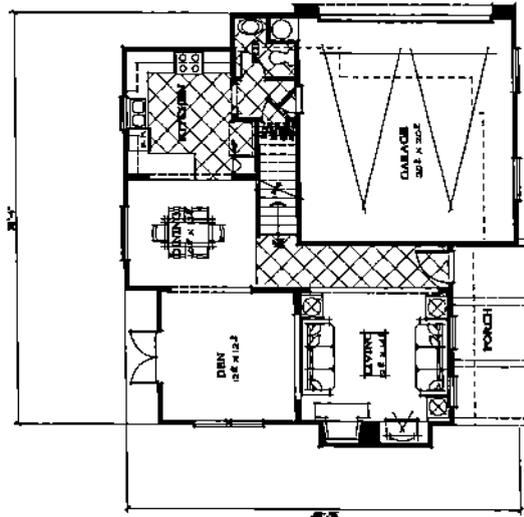
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**PLAN 1B TRADITIONAL**  
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 2501 HARBOR BLVD, COSTA MESA, CA 92626  
**R I C H M O N D A M E R I C A N**  
 16845 VON KARMAN, STE. 100, IRVINE, CA 92606 - 949-756-7373



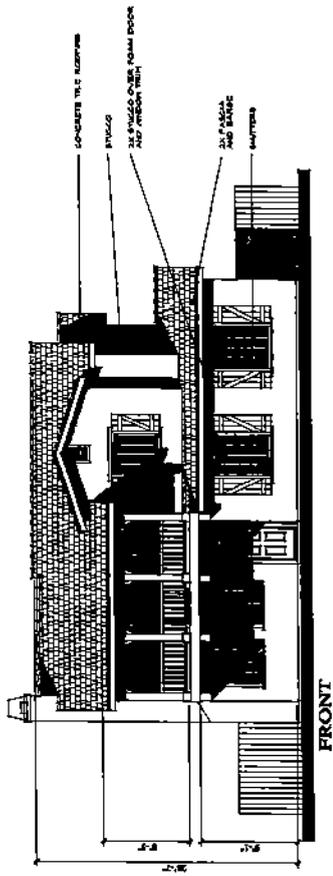


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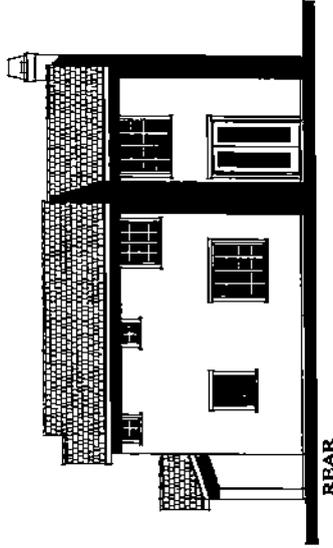


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 HARBOR AND FAIR - COSTA MESA  
 2501 HARBOR BLVD, COSTA MESA, CA 92626  
**R I C H M O N D A M E R I C A N**  
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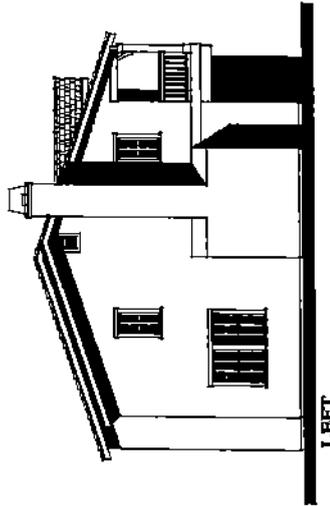




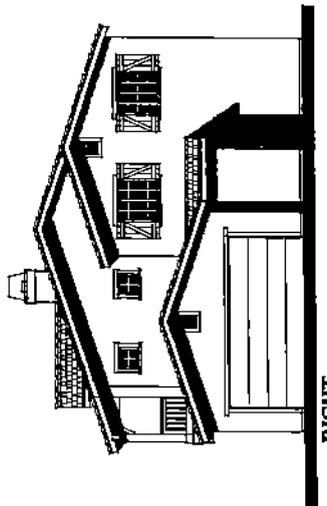
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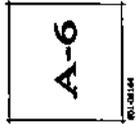
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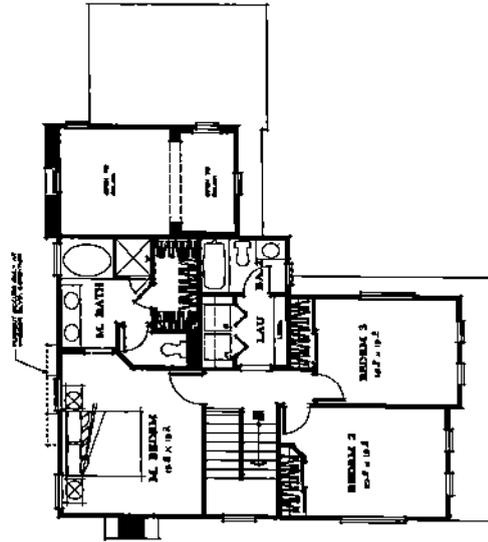
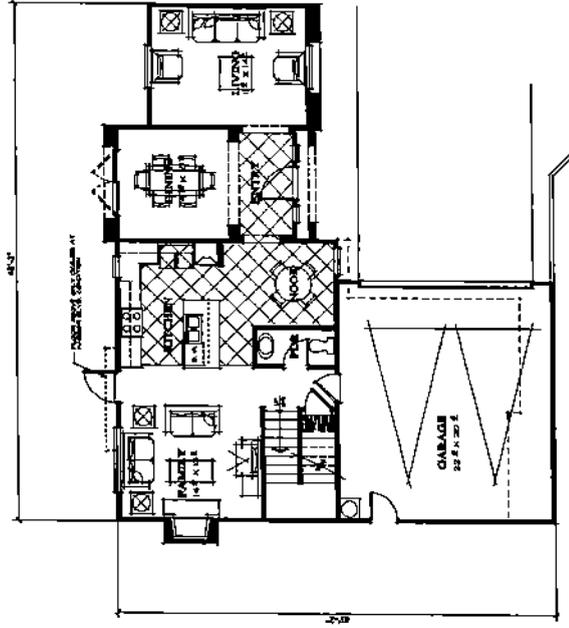


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PLAN I C MONTEREY  
 HARBOR AND FAIR - COSTA MESA  
 2501 HARBOR BLVD, COSTA MESA, CA 92626

R I C H M O N D A M E R I C A N  
 16845 VON KARMAN, STE. 100, IRVINE, CA 92606 - 949-756-7373

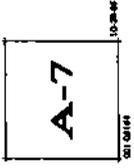


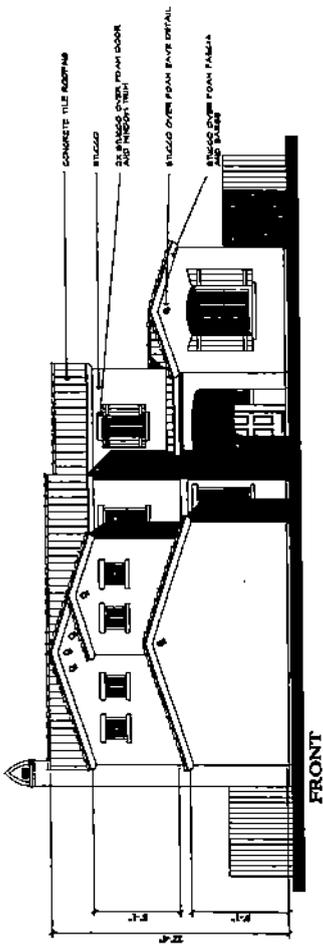


**PLAN 2A SPANISH**  
**HARBOR AND FAIR - COSTA MESA**  
**2501 HARBOR BLVD, COSTA MESA, CA 92626**

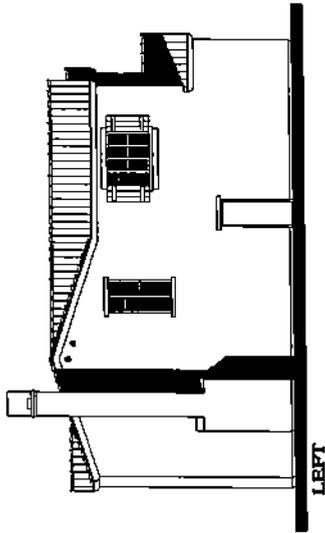
**R I C H M O N D A M E R I C A N**  
**16845 VON KARMAN, STE. 100, IRVINE, CA 92606 - 949-756-7373**

1,750 SQ.FT.

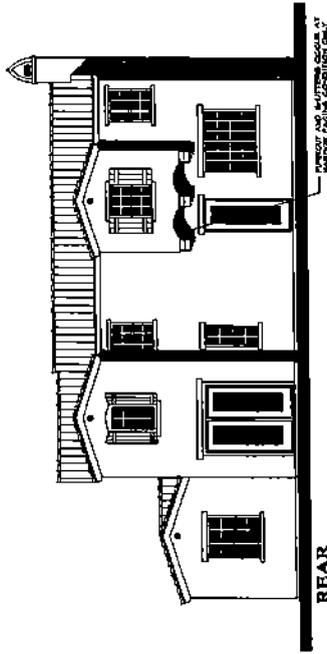




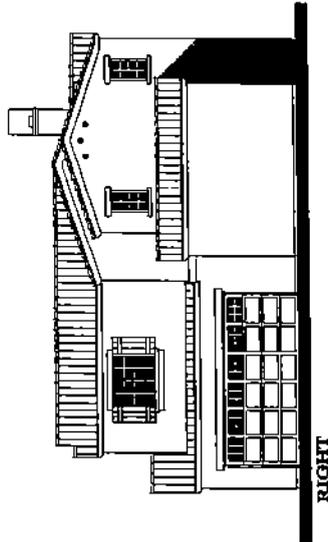
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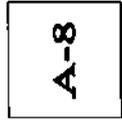
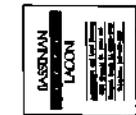


REAR

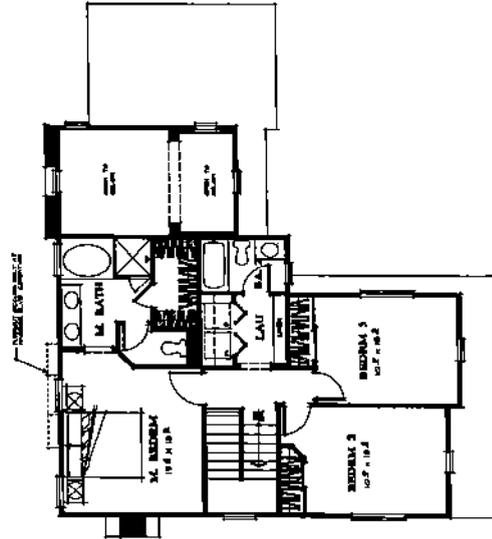
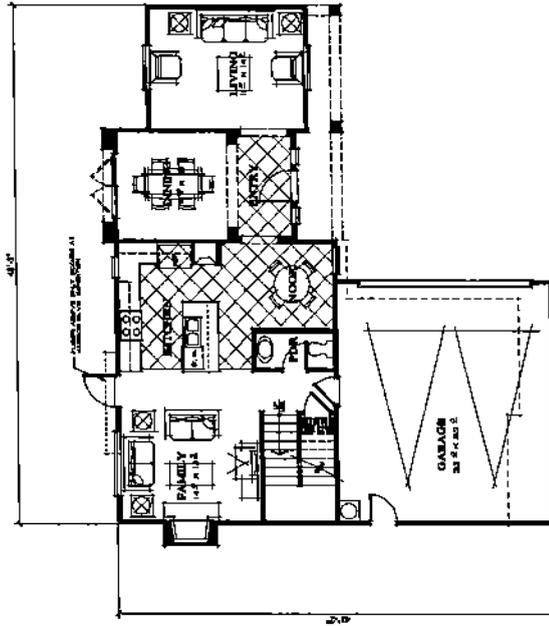


RIGHT

PLAN 2A SPANISH  
 HARBOR AND FAIR - COSTA MESA  
 2501 HARBOR BLVD, COSTA MESA, CA 92626  
**R I C H M O N D A M E R I C A N**  
 16845 VON KARMAN, STE. 100, IRVINE, CA 92606 - 949-756-7373



16-3044  
 01/07/84

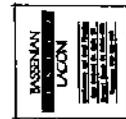


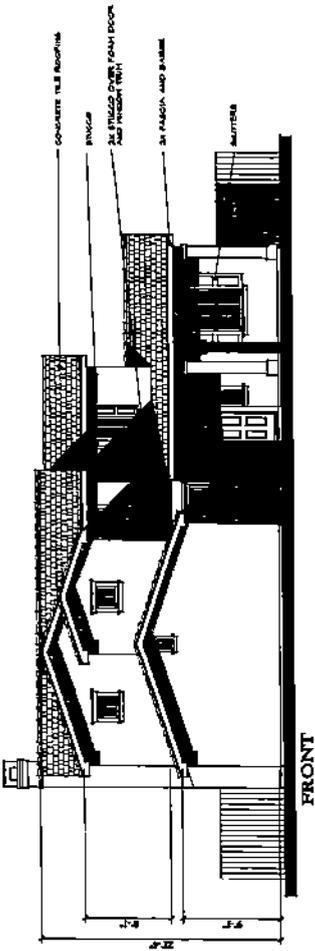
1,750 SQ. FT.

A-9

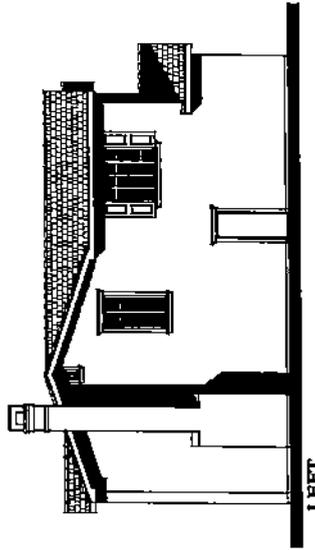
11/14/14

PLAN 2B ADDENDA  
 HARBOR AND FAIR - COSTA MESA  
 2501 HARBOR BLVD, COSTA MESA, CA 92626  
**R I C H M O N D A M E R I C A N**  
 16845 VON KARMAN, STE. 100, IRVINE, CA 92606 - 949-756-7373





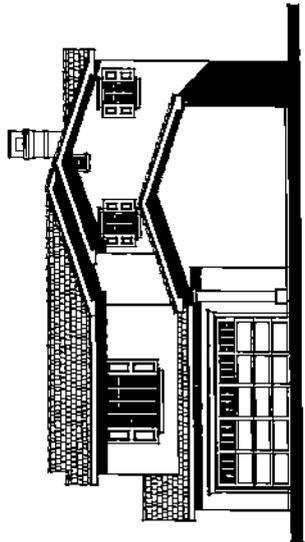
FRONT



LEFT



REAR



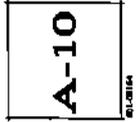
RIGHT

PLAN 2B TRADITIONAL

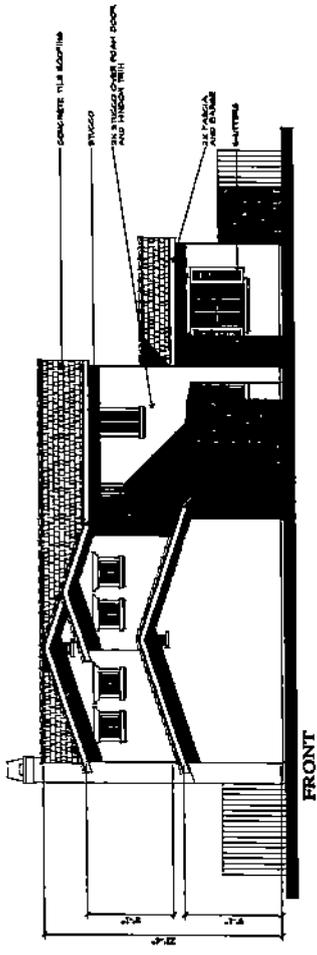
HARBOR AND FAIR - COSTA MESA  
 2501 HARBOR BLVD, COSTA MESA, CA 92626

RICHMOND AMERICAN

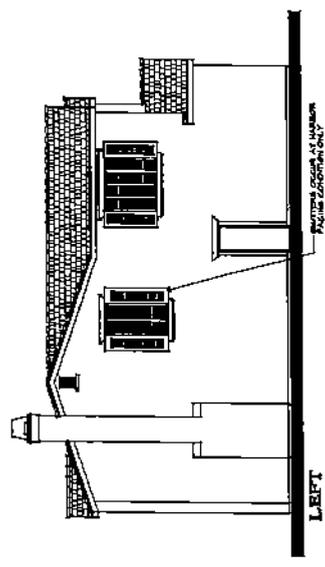
16845 VON KARMAN, STE. 100, IRVINE, CA 92606 - 949-756-7373



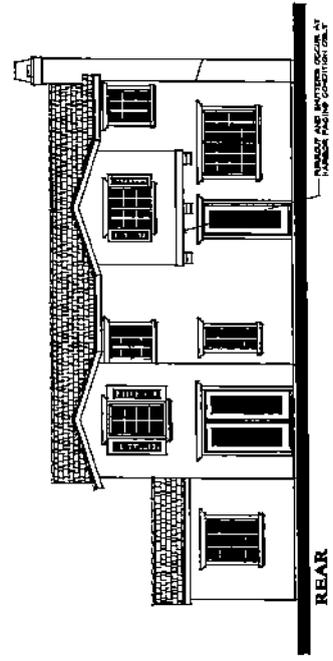




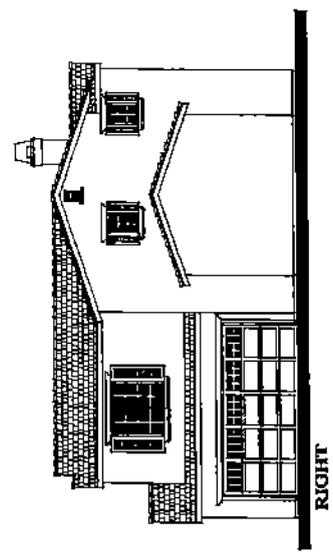
FRONT



LEFT



REAR



RIGHT

PLAN 2C MONTEREY

HARBOR AND FAIR - COSTA MESA  
 2501 HARBOR BLVD, COSTA MESA, CA 92626

R I C H M O N D A M E R I C A N

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A-12  
10-90



410



# **CITY OF COSTA MESA**

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

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DEVELOPMENT SERVICES DEPARTMENT

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