



# PLANNING COMMISSION AGENDA REPORT

MEETING DATE: FEBRUARY 27, 2006

*U.3.*  
ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-05-57  
1773, 1775 AND 1775 ½ ANAHEIM AVENUE

DATE: FEBRUARY 16, 2006

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

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## DESCRIPTION

The applicants are proposing to convert an existing 2-story, 3-unit apartment complex into a common interest development (condominiums) in conjunction with a variance from private open space requirements, which would allow the units to be sold independent of one another.

## APPLICANT

The applicants are: Dina and Smajil Bostandzic; Amir and Alma Mustedanagic; Alisa, Senad, and Azra Vejzovic, who are all also the owners of the property.

## RECOMMENDATION

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

MEL LEE, AICP  
Senior Planner

R. MICHAEL ROBINSON, AICP  
Asst. Development Services Director



## **BACKGROUND**

The applicants propose to convert an existing two-story, three-unit apartment building into a common interest development (condominiums). Pursuant to Code Section 13-42(g), Planning Commission review is required when occupied apartments are proposed to be converted to a common interest development. The review is required to confirm compliance with applicable development standards and to consider potential impacts on the rental housing supply and displacement of tenants if the City's vacancy rate is below 3%.

## **ANALYSIS**

Common interest developments must comply with additional development standards above those applicable to apartments. These additional development standards include: 10-foot by 10-foot private open space; side-by-side units having a break in the façade of at least 4 feet for every 2 dwelling units; and provision of on-site lighting. Because the existing development has on-site lighting and, the units are not side-by-side, but configured in a single "L" shaped building, the development complies with these requirements. However, because the minimum private open space dimension, in this case a second floor patio for the unit addressed as 1775 Anaheim Avenue, is 7 feet, 9 inches wide, a variance is requested.

### 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 triplex was constructed in the 1960's and is legal nonconforming - whether as apartments or as condominiums - with regard to density, minimum lot size and width, and parking. The proposed conversion will not increase the project's degree of nonconformity in these areas. However, as indicated earlier, the proposed conversion requires the minimum private open space dimension to comply with current requirements (10 foot minimum dimension required) and the second floor patio for one of the units (1775 Anaheim Avenue) has a 7 foot 9 inch minimum dimension. Because the building is existing, the applicants cannot modify the patio to comply with this requirement, however, staff notes that although the patio width is less than 10 feet, the patio depth exceeds 10 feet (21 feet existing), which results in a patio square footage that exceeds the minimum required under code (100 square foot patio required; 163 square feet is existing). In addition, the 7 foot 9 inch patio width exceeds the 5-foot minimum required in the Planned Development Residential (PDR zones)<sup>1</sup>.

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<sup>1</sup> Code Section 13-60(e).

Because the existing building configuration restricts the possible expansion of the patio, and because the overall patio square footage exceeds code requirements, it is staff's opinion that there is basis for approval of the requested variance.

### Common Interest Development Conversion

Approval of the conversion is consistent with the City's General Plan, particularly Goal LU-1A.4, which encourages additional home ownership opportunities in the City. However, the Zoning Code establishes a "critical vacancy rate" of 3% as the threshold for discouraging conversion of apartments to common interest developments, the idea being that conversions could diminish the supply of rental housing and displace residents unreasonably, particularly senior citizens and very low- and low-income families. When the citywide rental vacancy rate is 3% or less, Planning Commission may deny any requested conversions. The 2000 census data indicates the City's rental vacancy rate is 2.8%.

The applicants are joint property owners and do not rent any of the units. Therefore, conversion of the units would not result in a loss of affordable units. It is staff's opinion that this proposal meets the goal of the General Plan's Housing Element to provide additional home ownership opportunities, and does not impact availability of affordable rental housing.

As required by Code, the applicants submitted a property inspection report and a termite report, and a City property inspection was conducted by Building Safety Division staff (a copy of all of the reports are attached for reference). Based on those reports, and to allow a general upgrading of the site, staff recommends the following improvements:

1. Comply with all building, plumbing, and electrical corrections and upgrades listed in the December 15, 2005, memo prepared by the Building Safety Division (a copy of which is attached to this report).
2. Provide exterior and interior improvements as indicated in the applicant's property report dated November 12, 2005, including, but not limited to, the following:

#### Exterior Improvements:

- A. Repair and replace fences.
- B. Repave driveway entrance.
- C. Refinish wood stairs.
- D. Replace exterior light fixtures and garage doors.
- E. Provide analysis by roofing consultant or contractor to determine approximate life left on existing roof.

#### Interior Improvements:

- A. New interior paint.
- B. Replace flooring where necessary.
3. Treat termite infestations and repair dryrot damage as recommended by a termite control company.

**ALTERNATIVES**

The units would continue to be used as rental units without the site upgrades, if the request is denied.

**CONCLUSION**

Conversion of the apartments will result in a general upgrading of the property, as well as providing additional home ownership opportunities. In staff's opinion, conversion of the units will not diminish affordable housing stock. Additionally, there is basis to support the variance as the existing building configuration restricts the possible expansion of the patio, and the overall patio square footage exceeds code requirements. Therefore, staff supports the request.

Attachments:        Draft Planning Commission Resolution  
                          Exhibit "A" - Draft Findings  
                          Exhibit "B" - Draft Conditions of Approval  
                          Applicant's Project Description and Justification  
                          Inspection Reports  
                          Zoning/Location Map  
                          Plans and Photos

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

Dina and Smajil Bostandzic  
1775 B Anaheim Avenue  
Costa Mesa, Ca 92627

Amir and Alma Mustedanagic  
1773 Anaheim Avenue  
Costa Mesa, Ca 92627

Alisa, Senad, and Azra Vejzovic  
1775 A Anaheim Avenue  
Costa Mesa, Ca 92627

**RESOLUTION NO. PC-06-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING PLANNING  
APPLICATION PA-05-57**

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

WHEREAS, an application was filed by Dina and Smajil Bostandzic; Amir and Alma Mustedanagic; Alisa, Senad, and Azra Vejzovic owners of the real property located at 1773, 1775 and 1775 ½ Anaheim Avenue, requesting approval of the conversion of an existing 2-story, 3-unit apartment complex into a common interest development (condominiums), which would allow the units to be sold independent of one another, in an R2-HD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 27, 2006.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-05-57 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Planning Application PA-05-57 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

**PASSED AND ADOPTED this 27<sup>th</sup> day of February, 2006.**

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Bill Perkins, Chair  
Costa Mesa Planning Commission

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## EXHIBIT "A"

### FINDINGS

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(10) in that, although the critical vacancy rate is less than the rate established in Section 13-42(c) (Residential Common Interest Development Conversions), the condominium conversion will not diminish the supply of rental housing within the City. Specifically, the applicants are joint property owners and do not rent any of the units. Therefore, conversion of the units would not result in a loss of affordable housing units. The proposed conversion project conforms to the adopted General Plan policies by providing additional home ownership opportunities within the City.
- B. The information presented complies with section 13-29(g)(1) of the Costa Mesa Municipal Code in that special circumstances applicable to the property exist to justify granting of the variance from private open space. Strict application of the zoning ordinance would not deprive the property owner of privileges enjoyed by owners of other property in the vicinity under identical zoning classification. Specifically, the building was constructed in the 1960's. Because the building is existing, the patio cannot be modified to comply with this requirement, however, although the patio width is less than 10 feet, the patio depth exceeds 10 feet (21 feet existing), which results in a patio square footage that exceeds the minimum required under code.
- C. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(e) in that:
  - a. The project is compatible and harmonious with existing development and uses in the general neighborhood.
  - b. Safety and compatibility of the design of buildings, parking areas, landscaping, luminaries and other site features, which includes functional aspect of the site development such as automobile and pedestrian circulation, have been considered.
  - c. The project is consistent with the General Plan.
  - d. The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.
  - e. The cumulative effect of all the planning applications has been considered.
- D. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA as a Class 1 (Existing Facilities).
- 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. All exterior and interior improvements listed in the property report dated November 12, 2005, shall be completed under the direction of the Planning staff, including, but not limited to, the following:
- Exterior Improvements:
- A. Repair and replace fences.
  - B. Repave driveway entrance.
  - C. Refinish wood stairs.
  - D. Replace exterior light fixtures and garage doors.
  - E. Provide analysis by roofing consultant or contractor to determine approximate life left on existing roof.
- Interior Improvements:
- A. New interior paint.
  - B. Replace flooring where necessary.
2. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, shall be blueprinted on the site plan and on all floor plans in the working drawings.
3. Street addresses shall be displayed on the front of the house adjacent to the entry and in a manner visible from the 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.
4. Applicant shall contact the Building Safety Division to provide proof that the Uniform Building Code requirements for condominiums have been satisfied prior to final Planning inspection.
5. Applicant shall treat termite infestations and repair dryrot damage as recommended by a termite control company.
6. The conditions of approval and ordinance or code provisions and special district requirements of Planning Application PA-05-57 shall be blueprinted on the face of the site plan.
7. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the final Building Division inspections. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
8. The applicant shall show proof of compliance with all applicable conditions of approval and code requirements prior to recordation of the final map. This condition shall be completed under the direction of the Planning Staff.
- Bldg. 9. Comply with all building, plumbing, electrical, and mechanical corrections listed in the December 15, 2005, Building Safety Division memo.

PLANNING DIVISION - CITY OF COSTA MESA

DESCRIPTION/JUSTIFICATION

Application #: PA-05-57

Environmental Determination: EXEMPT

Address: 1773, 1775, & 1775 1/2 ANAHEIM

1. Fully describe your request:

WE POLITELY ASK THE CITY OF COSTA MESA TO ~~BE~~ TAKE INTO CONSIDERATION THE APPLICATION FOR CONVERSION/SUBDIVISION OF THE EXISTING MULTI-FAMILY BUILDING OCCUPIED BY THE THREE OWNERS INTO COMMON INTEREST DEVELOPMENT INTO 3 INDIVIDUAL DWELLING UNITS.

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.

ALL THREE UNITS ARE OCCUPIED BY THEIR OWNERS AND THEY FUNCTION ON THEIR OWN - NONE OF THE THREE UNITS IS DEPENDANT ON THE OTHERS. THE OFFICIAL CONVERSION/SUBDIVISION WOULD ENABLE THE 3 OWNERS TO TAKE ACTIONS ON BEAUTIFICATIONS AND/OR SALE OF EACH UNIT INDEPENDENTLY.

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

3. This project is: (check where appropriate)

In a flood zone.

Subject to future street widening.

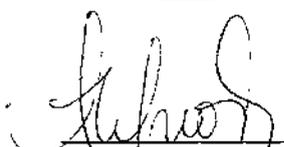
In the Redevelopment Area.

In a Specific Plan Area.

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

Is not included in the publication indicated above.

Is included in the publication indicated above.

  
Signature

09/06/2005  
Date

PLANNING DIVISION - CITY OF COVINA MESA

DESCRIPTION/JUSTIFICATION

Application #: PA-05-57  
Address: 1773, 1775 1/2 LANS

Environmental Determination: EXEMPT

1775 ANAHEIM AVE, CM, CA, 92627

1. Fully describe your request:

TO SUBDIVIDE THE SUBJECT PROPERTY INTO THREE INDIVIDUAL CONDOMINIUMS.

2. Justification

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

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

3. This project is: (check where appropriate)

In a flood zone.

In the Redevelopment Area.

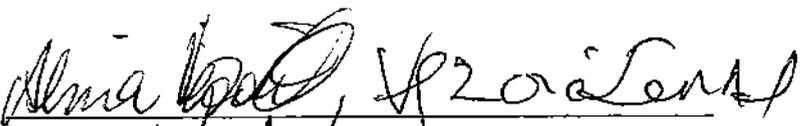
Subject to future street widening.

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: Azra Vejzovic

03/07/2005  
Date

PLANNING DIVISION - CITY OF COSTA MESA

DESCRIPTION/JUSTIFICATION

Application #: PA-05-57

Environmental Determination: EXEMPT

Address: 1775, 1775 1/2, ANAHEIM

1773 ANAHEIM AVE. COSTA MESA CA 92627

1. Fully describe your request:

TO SUBDIVIDE THE SUBJECT PROPERTY INTO THREE INDIVIDUAL CONDOMINIUMS

2. Justification

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

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

3. This project is: (check where appropriate)

In a flood zone.

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.

Amir Mustedamagic  
Amir Mustedamagic

Signature

3-7-2005

Date

**CITY OF COSTA MESA  
DEVELOPMENT SERVICES  
BUILDING SAFETY DIVISION  
77 FAIR DRIVE, P.O. BOX 1200  
COSTA MESA, CALIFORNIA 92628-1200  
714-754-5629**

**DATE: 12-15-05**

**PROJECT : Residential Common Interest Development Conversion**

**ADDRESS: 1773,1775,1775.5, Anaheim st.**

**CITY: COSTA MESA**

Per sec.13-42 (f), (2) City of Costa Mesa zoning code. A property review inspection was conducted. The following items were noted. There are 3 units, comments listed for each unit.

**BUILDING : 1773 Anaheim**

- 1) Smoke alarms required at locations referenced by the California Building Code.

**PLUMBING: 1773 Anaheim**

- 1) Install water heater per California Plumbing Code Requirements.

**ELECTRICAL: 1773 Anaheim**

- 1) Provide Min 100 AMP electrical services.
- 2) Repair exposed wiring at exterior wall facing driveway, to meet California Electrical Code.

**MECHANICAL:1773 Anaheim**

- 1) Dryer vent termination to meet California Mechanical Code.

**BUILDING : 1775 Anaheim**

- 1) Maintain 1 hour occupancy separation between garage and dwelling unit. Penetrations need to be protected by an approved penetration firestop system.
- 2) Install handrail for stairway, per the California Building Code.
- 3) Install smoke detectors in locations referenced by the California Building Code.

**PLUMBING : 1775 Anaheim**

- 1) Install plumbing per the California Plumbing Code. Exposed plumbing in the garage requires attention.
- 2) Install water heater per California Plumbing Code.

**ELECTRICAL: 1775 Anaheim**

- 1) Repair exposed wiring in garage per the California Electrical Code.
- 2) Receptacles un-grounded.
- 3) GFCI protection required for receptacles in kitchen, bathroom, and garage.
- 4) 100 Amp service required.

**BUILDING: 1775.5**

- 1) Maintain 1 hour occupancy separation between garage and dwelling unit.
- 2) Install handrail and stairway per the California Building Code.
- 3) Install smoke detectors in locations referenced by the California Building Code.

**PLUMBING : 1775.5**

- 1) Install water heaters per the California Plumbing Code.

**MECHANICAL: 1775.5**

- 1) Terminate dryer vent per California Mechanical Code.

**ELECTRICAL: 1775.5**

- 1) 100 AMP service required.
- 2) Weatherproof switches required at exterior of garage.

**KEN KUROSE ARCHITECT**

595 Lincoln Avenue No. 205  
Pasadena, California 91103  
626 585-8185  
Fax 626 585-8172  
info@kkarch.net

November 12, 2005

**PROPERTY REPORT for  
1775, 1775-1/2, 1773 Anaheim Avenue  
Costa Mesa, CA 92627**

From: Ken Kurose AIA  
Long Kim Duong

Background. The 3 unit project was built in 1965 as a 3-unit apartment building. Over the years, it appears that the owners have kept the units in excellent condition and have modernized the units as necessary.

The current owners of the property, represented by Ms. Alissa Vejzovic and Ms. Dina Bostandzic, have retained Long Kim Duong to coordinate a property report by Ken Kurose Architect which will be used as a required document for City Review.

We have visited the property on several occasions, and have made observations based on what we could physically see; we cannot comment on hidden details of construction such as footings, foundations, and conditions between walls or floors/ceilings. Our observations are as follows:

- Overall, the complex is in good condition. Items such as fence repair/replacement, driveway entrance re-paving, wood stair refinishing, and the replacement of some exterior light fixtures and garage doors can enhance the exterior appearance of the units.
- The original single-pane windows and sliding glass doors have all been replaced within the past 2 years with new dual-pane vinyl windows and sliding glass doors with good working hardware. All windows are of a similar character and fit in well with the overall appearance of the units.
- The roofs appear to be in reasonable condition. According to the tenants, owners and previous owners of the property, the roof has been replaced within 10 years and the roof repairs have been done as necessary. Tenants have never noted any leaks or signs of water damage during rains. Our recommendation is for a more in-depth analysis by a roofing consultant or roofing contractor to determine the approximate life left on the existing roof.
- Based upon the date of construction and plumbing upgrades, we believe it is reasonable to expect, that the foundations, mechanical, electrical and plumbing systems

have a useful life remaining. According to the current owner, piping was modernized to copper pipes within the past five years. At the same time the copper pipes were installed, low-flow toilets and low-flow showerheads were also installed. Exposed items, such as fixtures and fittings, are in good condition and do not appear to require replacement, although new fixtures and fittings can certainly enhance the property. City of Costa Mesa building permit review was not conducted by Ken Kurose Architect or Long Kim Duong to determine the permitted history of improvements; however, the clients have conducted research prior to this report.

- The interior conditions are excellent for a building of this age. Repainting would greatly enhance the marketability of the project, but it is not necessary.
- Kitchens in units 1775-1/2 and 1773 have been modernized with new countertops, cabinet doors & hardware, sinks and fixtures. In unit 1775, the original kitchen construction remains but is in excellent condition. All kitchen plumbing has been upgraded.
- All of the water heaters are located within each unit and have proper seismic strapping. New water heaters are not necessary, however if replacement is desired, energy-star compliant water heaters are preferred.
- The flooring in all units varies from carpet to wood floors, however, all floors are generally in good condition with a few areas where we would suggest flooring replacement due to normal wear and tear.

We look forward to working with the City of Costa Mesa on this project. Should you have any questions, please do not hesitate to contact us or Long Kim Duong at 213.595-5688. Thank you.

Sincerely,



Ken Kurose, AIA  
President

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street, City, Zip	Date of Inspection	No. of Pages
1775	Anaheim Ave., Costa Mesa, CA, 92627	08/21/04	4

**SOUTHERN CALIFORNIA EXTERMINATORS**  
 2647 W. Woodland Drive  
 Anaheim, CA 92801-2628  
 Ph: (714) 236-1200 or (800) 418-9263



Firm Registration No. PR 2803	Report No. 40953	Escrow No.
Ordered By: VEJZOVIC, Alisa 1775 Anaheim Ave. Costa Mesa CA 92627 949/642-8756 714/317-9465 cel	Property Owner/Party of Interest: VEJZOVIC, Alisa 1775 Anaheim Ave. Costa Mesa CA 92627 949/642-8756 714/317-9465 cel	Report Sent To: VEJZOVIC, Alisa 1775 Anaheim Ave. Costa Mesa CA 92627 949/642-8756 714/317-9465 cel

COMPLETE REPORT    
  LIMITED REPORT    
  SUPPLEMENTAL REPORT    
  REINSPECTION REPORT

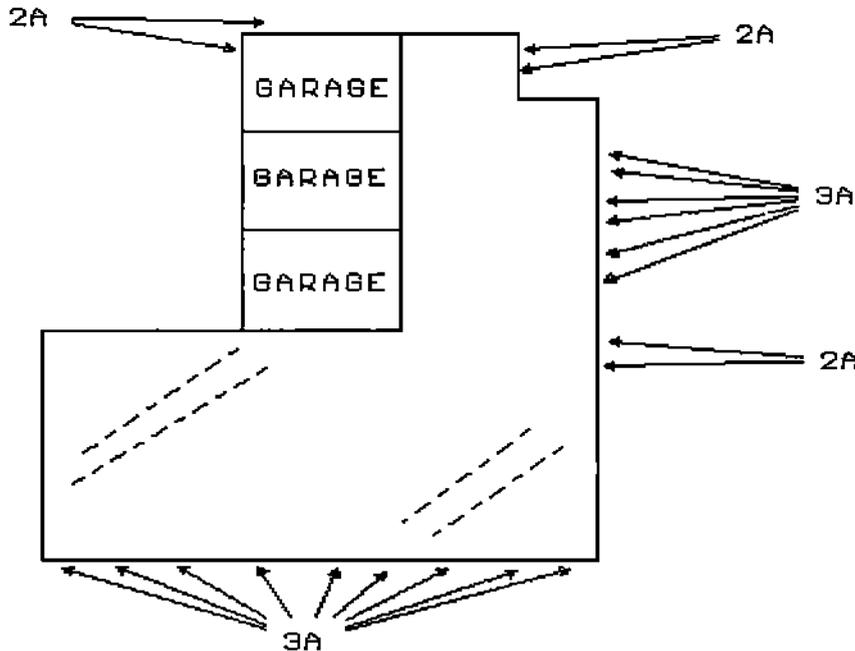
General Description: Two story multi family residence, wood and stucco siding, composition roof, attached garage, furnished and occupied.	Inspection Tag Posted: In garage.
Other Tags Posted:	

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites     
 Drywood Termites     
 Fungus/Dryrot     
 Other Findings     
 Further Inspection

If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.

DIAGRAM NOT TO SCALE.



Inspected By NATHAN SYMONS License No. FR36534 Signature [Handwritten Signature]  
 You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact : Structural Pest Control Board, 1418 Howe Avenue, Suite 18, Sacramento, California 95825-3204.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. (43M-41 Rev. 10/01)

1775	Anaheim Ave., Costa Mesa, CA, 92627	08/21/04	40953
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

**DRYWOOD TERMITES:**

Item 2A: Evidence of Drywood Termites was found in the exterior of the structure.

RECOMMENDATION: Locally treat the visible and accessible area(s) for the control of Drywood Termites and cover or remove the evidence of infestation. Chemical(s) to be used TIM-BOR (Disodium Octaborate Tetrahydrate) and/or DRAGNET FT (Permethrin) and/or TEMPO 20WP (Cyfluthrin).

**FUNGUS/DRYROT:**

Item 3A: Fungus or rot damaged wood was found at the exterior of the structure.

RECOMMENDATION: Remove the damaged wood and replace with new lumber. Painting or refinishing is not included.

**NOTE:** If, in the course of the repairs additional damage is found, a supplemental report will be made listing the additional findings and recommendations.

**STATE LAWS REQUIRE THAT YOU BE GIVEN THE FOLLOWING INFORMATION: CAUTION PESTICIDES ARE TOXIC CHEMICALS:** Structural Pest Control operators are licensed and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the State finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

If within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu or any other symptoms of overexposure which are not typical of influenza, contact your physician or the Poison Control Center at (800) 777-6476 and Southern California Exterminators, Inc. (800) 418-9263 immediately.

For further information contact any of the following: Southern California Exterminators at (800) 418-9263, for Health questions contact the Los Angeles County Health Dept. at (213) 974-8108 or the Orange County Health Dept. at (714) 834-4722. For application information contact the Orange County Agriculture Commissioner at (714) 447-7100 or the Los Angeles County Agriculture Commissioner at (626) 575-5466, and for regulatory information, contact the Structural Pest Control Board at (916) 263-2544.

1775	Anaheim Ave., Costa Mesa, CA, 92627	08/21/04	40953
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

THIS IS AN INSPECTION FOR WOOD DESTROYING PESTS OR ORGANISMS ONLY. This report should not be confused with, or relied upon as a plumbing, roofing, building code or electrical inspection. If you have any questions or need any certifications about any existing or potential plumbing, roofing, building code or electrical problems, we recommend you call the proper tradesmen. A building permit may be required to perform work recommended in this report. The owner and/or agent is required to disclose a signed-off building permit for the construction work recommended in this report (when applicable). Any person who violates this regulation is subject to the actual damages suffered by a transferee (Civil Code #1134.5).

Southern California Exterminators does not guarantee work performed by others, such guarantee should be obtained from those performing the repairs. Southern California Exterminators only certifies the absence of infestation or infection in the visible and accessible areas. If it is found that others have concealed or hidden infestations or infections during the course of their repairs, it will be the responsibility of the interested parties to pursue the responsible parties.

**NOTICE:** The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, ect.). However, recommendations to correct these findings may vary from company to company. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly.

**AREAS NOT INSPECTED:** Second story eaves and areas only accessible using an extension ladder, the interior of hollow walls, areas beneath and/or behind built-in cabinets and portions of the attic spaces and substructure areas that are covered with insulation were not inspected. Furniture (including but not limited to all personal items stored anywhere in the structure), appliances, drapes, carpets and rugs were not moved and all areas behind or beneath these items are Inaccessible Areas and were not inspected. No statements or certifications are expressed or implied about any conditions that might exist in such areas. If information about an area not inspected is desired, we recommend further inspection be performed after items are moved and/or the areas are made accessible.

There may be health related issues associated with the findings reflected in this report. We are not qualified to and do not render an opinion concerning any such health issues. The inspection reflected by this report was limited to the visible and accessible areas only. Questions concerning health related issues, which may be associated with the findings or recommendations reflected in this report, the presence of mold, the release of mold spores or concerning indoor air quality should be directed to a Certified Industrial Hygienist.

1775	Anaheim Ave., Costa Mesa, CA, 92627	08/21/04	40953
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

NOTE: THE EXTERIOR SURFACE OF THE ROOF WAS NOT INSPECTED. NO STATEMENTS OR CERTIFICATIONS ARE EXPRESSED OR IMPLIED ABOUT THE CONDITION OR LIFE EXPECTANCY OF THE ROOFING. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTRACTOR'S STATE LICENSE BOARD TO INSPECT THE ENTIRE ROOF(S) AND MAKE ANY STATEMENTS, REPAIRS AND/OR CERTIFICATIONS FOUND TO BE NEEDED.

# ZONING/LOCATION MAP

PA-05-57

## Legend

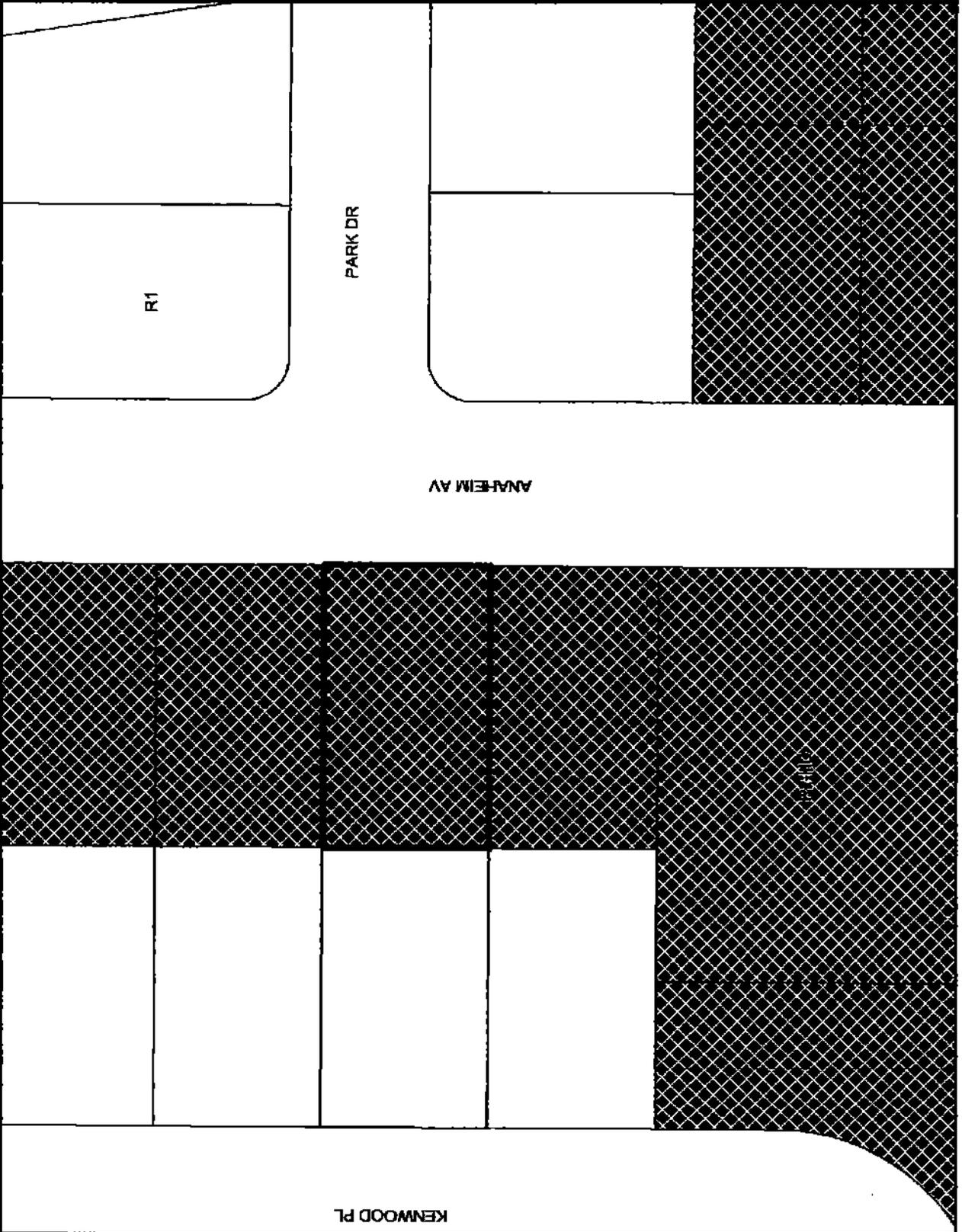
Street Names

Parcel Lines

Zoning



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Printed: 2/13/2006 2:50:24 PM

# 1773, 1775, and 1775 1/2 ANAHEIM AVE.

## Legend

Street Names

Parcel Lines

Ortho  
Photography

Parcels

