



# **PLANNING COMMISSION AGENDA REPORT**

VI-1.

MEETING DATE: OCTOBER 23, 2006

ITEM NUMBER:

**SUBJECT:** PLANNING APPLICATION PA-06-43/PARCEL MAP PM-06-217  
3005 COOLIDGE AVENUE, UNITS A THROUGH C

**DATE:** OCTOBER 12, 2006

**FOR FURTHER INFORMATION CONTACT:** WENDY SHIH, ASSOCIATE PLANNER (714)754-5136

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## **DESCRIPTION**

The applicant proposes to convert an existing two-story triplex into a common interest development (condominiums).

## **APPLICANT**

Deborah Mundia is the property owner and project applicant.

## **RECOMMENDATION**

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

  
WENDY SHIH  
Associate Planner

  
R. MICHAEL ROBINSON, AICP  
Asst. Development Services Director

## PLANNING APPLICATION SUMMARY

Location: 3005 Coolidge Avenue, A-C Application: PA-06-43/PM-06-217

Request: Convert an existing two-story triplex to a common interest development (condominiums).

Zone: R2-MD North: Surrounding properties  
 General Plan: Medium Density Residential South: are all residentially  
 Lot Dimensions: 50ft. x 120 ft. East: zoned and  
 Lot Area: 6,000 sq.ft. West: developed.  
 Existing Development: Two-story triplex with a 3-car garage.

## **DEVELOPMENT STANDARD COMPARISON**

<u>Development Standard</u>	<u>Code Requirement</u>	<u>Proposed/Provided</u>
<b>Lot size:</b>		
Lot width	100 ft.	50 ft. <sup>1</sup>
Lot area	12,000 sq.ft.	6,000 sq.ft. <sup>1</sup>
Density: Zone/GP	1 du/ 3,630 sq.ft	1 du/ 2,000 sq.ft. <sup>1</sup>
<b>Building coverage:</b>		
Buildings	NA	42% (2,513 sq.ft.)
Paving	NA	12% (714 sq.ft.)
Open Space	40% (2,400 sq.ft.)	46% (2,773 sq.ft.)
TOTAL	100%	100%
Min. private open space dimension	10 ft. min. dimension	16 ft. min. dimension
Building Height:	2-stories/27 ft.	2-stories/ 19 ft.
<b>Setbacks:</b>		
Front	20 ft.	11 ft. <sup>1</sup>
Side (left/right)	5 ft./5 ft.	16 ft./8 ft.
Rear (alley)	5 ft.	5 ft.
<b>Parking:</b>		
Covered	3	3
Open	5	2
Guest	2	0
TOTAL	10	5 <sup>1</sup>

CEQA Status Exempt, Class 1  
 Final Action Planning Commission

\* Existing, nonconforming.

## **BACKGROUND**

The subject property is located near the northwest corner of Coolidge Avenue and Baker Street. The lot contains a triplex with a 3-car garage and two open parking spaces. The property owner proposes to convert the three apartment units into 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%.

The owner is also processing a parcel map to facilitate the conversion. The proposed map will subdivide the airspace to allow the individual units to be sold independent of one another.

## **ANALYSIS**

Common interest developments must comply with additional development standards above those applicable to apartments. These additional development standards include provision of a 10-foot by 10-foot private open space for each unit, having a break in the front plane of the building of at least 4 feet every 2 dwelling units, and provision of on-site lighting. The existing development already complies with the common interest development requirements with respect to private open space and on-site lighting. Staff is recommending a condition of approval requiring architectural articulation (i.e. window trim, shutters, belly band) to break up the elevations and to provide additional architectural interest.

The existing development is situated on a lot with nonconforming lot width and lot area. The triplex was constructed in 1962 and is legal, nonconforming because the density, front building setback, and number of parking spaces do not comply with current Zoning Code requirements – whether apartments or condominiums. The proposed change in the type of ownership will not increase the project's degree of nonconformity.

There is concern that conversions may diminish the supply of rental housing and displace residents unreasonably, particularly senior citizens, very low-, low- and moderate-income families, and families with school-age children. Consequently, City Council established a "critical vacancy rate" of 3% as the threshold for discouraging conversion of apartments to common interest developments. 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 property contains three 2-bedroom units. The tenants are currently paying \$1,300 to \$1400 a month in rent for the units. The current affordable rental rates for 2-bedroom units are \$881 for very-low, \$1,057 for low-, and \$1,300 for moderate-income

persons as established by United States Department of Housing and Urban Development (HUD).

Based on this information, the monthly rents for the existing units exceed the affordable rental rates for very-low and low-income households. Therefore, the conversion of the units would not result in a loss of affordable rental units for the very low- and low income households. One tenant is currently paying \$1,300 a month, which is equal to the rate established by HUD for the moderate-income household. Conversion of the units would not result in the displacement of school age children because there are none residing on the property. However, there is one elderly person residing in one unit. To mitigate the displacement of existing residents, the owner will be required to offer right of first refusal to the tenants, with terms more favorable than those offered to the general public. As conditioned, if the tenants confirm that they are not interested in purchasing the units, the property owner will be required to pay the registration fee for an apartment referral service.

It is staff's opinion that conversion of the triplex into condominiums will not substantially diminish the supply of rental housing and displace residents unreasonably since 60% of the City's housing units are renter occupied and General Plan Goal LU-1A.4 seeks to "improve the balance between rental and ownership housing opportunities".

As required by Code, a property inspection report as well as a termite report was submitted, and a City property inspection report was prepared. Based on those reports, Planning staff's inspection of the site, and to allow a general upgrading of the site, staff recommends the following improvements:

1. Complete all exterior and interior improvements listed in applicant's "Proposed Improvements" list.
2. Provide architectural articulation on all building elevations (i.e. window trims, shutters, belly band). This condition shall be completed under the direction of the Planning staff.
3. Treat termite infestations as recommended by a termite control company.
4. Upgrade landscaping to satisfy current Code requirements.
5. Building, plumbing, and electrical corrections or upgrades as noted in the City property inspection report.

If the Planning Commission approves the conversion, the parcel map will facilitate the ownership housing project. The map is in compliance with the requirements of the Subdivision Map Act and Chapter XI (Subdivision) of the Zoning Code. A condition is included requiring a provision in the CC&Rs for the use of garages for parking purposes only.

### **GENERAL PLAN CONFORMITY**

Approval of the conversion will satisfy General Plan Goal LU-1A.4 that encourages additional home ownership opportunities in the City. The proposed conversion meets

the General Plan's Land Use and Housing Element goals and objectives for additional ownership housing and will improve the balance between rental and ownership housing opportunities within the City. The units, whether utilized as apartments or condominiums, are consistent with the Medium Density General Plan land use designation because they are existing legal nonconforming.

### **ALTERNATIVES**

The units could still be rented without the site upgrades, if the request is denied.

### **ENVIRONMENTAL DETERMINATION**

The project is exempt from the provisions of the California Environmental Quality Act under Sections 15301 for Existing Facilities.

### **CONCLUSION**

Conversion of the apartments will result in a general upgrading of the property, as well as providing additional home ownership opportunities and balancing the ratio of rental to ownership housing. Additionally, current tenants will be offered right of first refusal to purchase, or the property owner will pay registration fees for an apartment search service to help them find a new apartment if they decide not to purchase. The parcel map is also in compliance with applicable State and City requirements.

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

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

Deborah Mundia  
6 Santa Victoria Aisle  
Irvine, CA 92606

Occupant  
3005 Coolidge Ave., Unit A  
Costa Mesa, CA 92626

Occupant  
3005 Coolidge Ave., Unit B  
Costa Mesa, CA 92626

Occupant  
3005 Coolidge Ave., Unit C  
Costa Mesa, CA 92626

File: 102306PA0634PM06217	Date: 101006	Time: 9:30 a.m.
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**RESOLUTION NO. PC-06-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING PLANNING  
APPLICATION PA-06-43 AND PARCEL MAP PM-06-217**

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

WHEREAS, an application was filed by property owner Deborah Mundia, with respect to the real property located at 3005 Coolidge Avenue, Units A through C, requesting approval of the conversion of a triplex to a common interest development (condominiums), in the R2-MD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 23, 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-06-43/Parcel Map PM-06-217 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-06-43/Parcel Map PM-06-217 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 23<sup>rd</sup> day of October 2006.**

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Bill Perkins, Chair  
Costa Mesa Planning Commission

**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 result in the displacement of school-age children because none reside in the triplex. Conversion of the apartments will result in a general upgrading of the property, as well as providing additional home ownership opportunities within the City. To ensure that existing tenants are not displaced unreasonably, a condition of approval is included requiring current tenants be offered right of first refusal to purchase, or the property owner pay registration fees for an apartment search service to help them find a new apartment if they decide not to purchase.
- B. 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's Land Use and Housing Element goals and objectives for additional ownership housing and to improve the balance between rental and ownership housing opportunities within the City.
  - 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.
- C. The proposed single lot airspace subdivision is consistent with the City's General Plan and Zoning Ordinances.
- D. Approval of the subdivision will allow additional home ownership opportunities without impacting affordable rental housing. This is consistent with the objectives, policies, general land use, and programs specified in the General Plan.
- E. The subject property is physically suitable to accommodate PM-06-217 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.
- F. 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.

- G. The subdivision and development of the property will not unreasonably interfere with the free and complete exercise of the public entry and/or public utility rights-of-way and/or easements within the tract.
- H. 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).
- I. 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 under Section 15301.
- J. 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. The following improvements shall be made:
- a. Complete all exterior and interior improvements listed in applicant's "Proposed Improvements" list (attached).
  - b. Provide architectural articulation on all building elevations (i.e. window trims, shutters, belly band). This condition shall be completed under the direction of the Planning staff.
  - c. Treat termite infestations as recommended by a termite control company.
  - d. Upgrade landscaping to satisfy current Code requirements.
2. Provide screening for the trash bin under the direction of the Planning staff.
  3. The address of individual units shall be blueprinted on the site plan and on all floor plans in the working drawings.
  4. Prior to issuance of building permits, applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
  5. Street addresses shall be displayed on the complex identification sign or, if there is no complex identification sign, on the wall in a manner visible to the public street. Street address numerals shall be a minimum 6" in height with not less than 1/2" stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be 4" in height with not less than 1/4" stroke and shall contrast sharply with the background.
  6. Applicant shall contact the Building Safety Division, prior to the release of utilities for any units, to provide proof that the Uniform Building Code requirements for condominiums have been satisfied, to obtain a change of occupancy permit, and to complete any additional paperwork created through this conversion.
  7. The site plan shall show provisions for the placement of centralized mail delivery units, if applicable. Specific locations for such units shall be to the satisfaction of the Planning Division, Engineering Division, and the US Postal Service.
  8. The conditions of approval and code requirements of Planning Application PA-06-43/PM-06-217 shall be blueprinted on the face of the site plan.
  9. 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.
  10. The applicant shall offer the existing tenants right of first refusal to purchase the units with terms more favorable than those offered to the general public. If the existing tenants confirm in writing that they are not

- interested in purchasing the units, the property owner will pay the registration fee for an apartment referral service. The applicant shall provide the Planning Division staff a copy of the written offer and the tenants' written response prior to final inspections. The applicant shall also provide evidence of the payment of the registration fee for an apartment referral service for tenants not accepting the purchase offer.
11. 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.
  12. The CC&R's shall require that garage spaces be used for parking purposes only. Any changes made to this provision require prior review and approval by the City of Costa Mesa.
  13. The CC&Rs shall disclose that the available parking on-site is 5 spaces short of the current condominium parking standards because of its legal nonconforming status.
  - Bldg. 14. The following Building Division corrections shall be made:
    - a. Label all electrical panels.
    - b. Provide GFI protected receptacles at building exterior, kitchen counters, bathrooms, and garages.
    - c. Repair tub traps.
    - d. Verify firewall at occupancy separation, repair all penetrations.
    - e. Smoke detectors required at all bedrooms, adjoining halls, and each floor level.
    - f. Repair drywall in water heater closets.

## **PROPOSED IMPROVEMENTS**

### **3005 COOLIDGE AVE.**

In addition to the corrections that were noted by the building department, I intend to make the following exterior and interior improvements and enhancements on the above referenced property subject to the approval of the planning/building departments.

#### **Exterior Improvements:**

- New entry landings at front doors
- Install common area lighting
- Repair and/or replace existing asphalt pavement in rear of property
- Upgrade landscaping plant material to satisfy current code requirements and water conservation measures
- Install new irrigation system equipped with drip system for planters
- Installation of drainage system for rear yards as deemed necessary per landscape architect

#### **Interior Improvements:**

- Install new energy efficient windows throughout
- Replace where needed floor coverings with new materials
- Replace where needed kitchen and bath cabinetry
- Replace where needed kitchen and bath countertops
- Replace where needed kitchen and bath sinks
- Replace where needed existing plumbing fixtures with energy efficient fixtures.
- Replace all existing appliances with new energy efficient appliances in kitchens
- Replace all existing heating units with energy efficient units
- Replace or repair existing bathtubs and enclosures
- All new paint on interior walls and trim

September 20, 2006

RECEIVED  
CITY OF COSTA MESA  
DEVELOPMENT SERVICES DEPARTMENT

SEP 20 2006

City of Costa Mesa  
Mr. Mel Lee  
Senior Planner  
77 Fair Drive  
Costa Mesa, CA 92626

Application: **PA-06-43 and PM-06-217 - 3005 Coolidge Ave. Costa Mesa**

Dear Mr. Lee,

Enclosed is the revised "Property Report" from the architect.

I thought it would be helpful to give you a list of recent improvements that have been made to the above referenced property .

- The exterior stucco and trim has been recently painted (July 2006)
- The front porch lights have been replaced on all three units (July 2006)
- The roof was replaced (August 2004)
- The back sliding glass doors on all three units have recently been replaced with energy efficient dual pane glass doors
- Two windows in Unit #18 were replaced with dual pane energy efficient windows in July 2006
- Some of the electrical fixtures have recently been replaced including GFCI outlets in all three units
- The piping appears to be copper (Plumber has verified)
- There has recently been new masonry fencing installed in the back patios of Unit #17 & #18 as well as new wooden fencing
- Unit #18 became vacant in July 2006 and was rehabbed with: New kitchen counter top, New kitchen sink and facet, New range hood, New bathroom vanity, sink & facet, New window coverings, New washer hook-ups, New carpet throughout, New hardwood laminate flooring in entry, kitchen, bath and laundry room, and New paint throughout on walls, trim and cabinets.

I hope this information is helpful for you. Please give me a call if you have any questions.

Sincerely,



Debbie Mundia  
(714) 322-4167

# PETE VOLBEDA, ARCHITECT

September 13, 2006

Deborah Mundia  
3005 Coolidge Avenue  
Costa Mesa, CA 92626

## **Property Observation Report: General Building Location, Type and Materials**

Property: 3005 Coolidge Avenue  
Costa Mesa, CA 92626

Owner: Deborah Mundia  
6 Santa Victoria Isle  
Irvine, CA 92606

Location: Lot 45 of Tract 4281, M.M. 154/23. The property is located one lot North of the northwesterly corner of Coolidge Avenue and Baker Street. APN: 141-141-58.

Configuration: The property consists of 1 structure containing 3 units with one attached 3-car garage. Unit A has an area of 924 sq. ft. Unit B has an area of 1132 sq. ft. Unit C has an area of 1132 sq. ft. The 3-car garage has an area of 482 sq. ft. Unit A consists of two (2) bedrooms and one (1) bathroom. Unit B consists of two (2) bedrooms and one and a half (1.5) bathrooms. Unit C consists of two (2) bedrooms and one and a half (1.5) bathrooms.

Access: All units share a common walkway and an asphalt driveway. Each unit also has its own secondary entry to their respective back yards. The garages and driveway parking spaces are serviced by an Alley. There is additional street parking along Coolidge Avenue.

Roof: Self-sealing asphalt shingles over two layers of #15 specification felt applied in shingle fashion.

Foundation: The foundations are concrete slab on grade with concrete footings.

Mechanical: Each Unit has its own water heater and heating system. Existing kitchens are equipped with stoves, refrigerators and ovens. Washer and dryers are also hooked up.

Plumbing: There are currently three (3) water heaters and one (1) water meter. There is common water service.

*Page 1*

# PETE VOLBEDA, ARCHITECT

Construction: All structures were built in 1963. All structures are type VN, wood framing.

Landscape: Unit A has a small private side yard with a lawn, a tree, and a patio accessible by an interior patio door. Unit B and C have a brick patio accessible by an interior patio door.

Disclaimer: This document has been prepared to observe in general, the building location, building type and materials. The roof is good for 30 years and the foundation and structure good for 100 years. Any specific investigation or reports (Termite, Thermal Moisture Protection, etc.) shall be performed as required and by the Owner's consultants and not by the architect. The architect does not warrant or approve, in any way, the accuracy of this information and shall not be responsible for any discrepancy between this document and the existing conditions.

Prepared by:

Pete Volbeda, Architect

Date: 9/13/06



9-13-06

Page 2

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# STANDARD NOTICE OF WORK COMPLETED AND NOT COMPLETED

NOTICE - All recommendations may not have been completed - See below - Recommendations not completed.  
This form is prescribed by the Structural Pest Control Board.

Building No. <b>3005</b>	Street <b>Coolidge Ave.</b>	City <b>Costa Mesa</b>	Zip	Date of Completion <b>1/27/2006</b>
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**16562 Gothard Suite G  
Huntington Beach, CA 92647  
(714) 842-8003 Fax: (714) 842-8055**

**Registration # PR4942**

Report Number: **8**

Ordered By:  Linda Hahn 3005 Coolidge Ave Costa Mesa, CA (714) 356-3329 (714) 593-5971	Property Owner and/or Party of Interest:  Wayne Wells  (714) 632-2734	Report Sent to: Escrow #  Linda Hahn 3005 Coolidge Ave Costa Mesa, CA (714) 356-3329 (714) 593-5971
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The following recommendations on the above designated property, as outlined in the Wood Destroying Pests and Organisms Inspection Report dated 1/15/2006 have been and/or have not been completed.

Recommendations completed by this firm that are in accordance with the Structural Pest Control Board's Rules and Regulations:  
items 2A, 2B, 2C, 2F, 2H as noted on the inspection report.

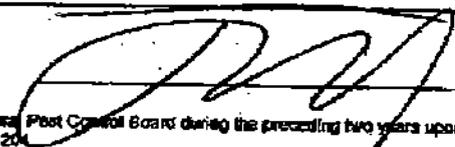
Recommendations completed by this firm that are considered secondary and substandard measures under Section 1892 of the Structural Pest Control Board's Rules and Regulations including person requesting secondary measure:  
None

Cost of work completed:	Cost: \$	<u>                    \$2,990.00</u>
	Inspection Fee: \$	<u>                    \$0.00</u>
	Other: \$	<u>                    </u>
	Total: \$	<u>                    \$2,990.00</u>

Recommendations not completed by this firm:  
Items 2D, 2E, 2G, 2I, 3A, 3B, 3C, as noted on the inspection report.

Estimated Cost: \$                     \$0.00

Remarks: This is to certify that the structure described herein was inspected on the indicated date in accordance with the Structural Pest Control Act - Rules & Regulations and that no evidence of active infestations or infections were found in visible and/or accessible areas on the date of inspection.

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 upon payment of a search fee to: 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) 561-8700, (800) 737-8111 or [www.pestboard.ca.gov](http://www.pestboard.ca.gov). 43M-44 (Rev. 10/01)

RECEIVED  
CITY OF COSTA MESA  
DEVELOPMENT SERVICES DEPARTMENT

JUL 28 2006

17



# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No: 3005	Street Coolidge Ave.	City Costa Mesa	Zip	Date of Inspection 1/15/2006	Number of Pages Page 2 of 6
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## Section I

### Drywood Termites

- Finding: 2A Evidence of drywood termites noted in interior, as indicated on the diagram.
- Recommendation: Fumigate as a primary method of control using Sulfuryl Fluoride (Vikane). Vacate premises for 3 days when fumigating with Sulfuryl Fluoride. Seal the structure and fumigate. Remove seals and air-out building ready for occupancy.
  
- Finding: 2B Evidence of swarmer wings noted in interior, as indicated on the diagram.
- Recommendation: Fumigate as a primary method of control using Sulfuryl Fluoride (Vikane). Vacate premises for 3 days when fumigating with Sulfuryl Fluoride. Seal the structure and fumigate. Remove seals and air-out building ready for occupancy.
  
- Finding: 2C Evidence of drywood termites noted in eave structure, as indicated on the diagram.
- Recommendation: Fumigate as a primary method of control using Sulfuryl Fluoride (Vikane). Vacate premises for 3 days when fumigating with Sulfuryl Fluoride. Seal the structure and fumigate. Remove seals and air-out building ready for occupancy.
  
- Finding: 2D Evidence of drywood termite damage noted in eave structure, as indicated on the diagram.
- Recommendation: Owner to employ licensed contractor to remove and replace damage or call for estimate.
  
- Finding: 2E Evidence of drywood termite damage noted in eave structure, as indicated on the diagram.
- Recommendation: Woodfill minor damage. No painting.
  
- Finding: 2F Evidence of drywood termites noted in patio cover, as indicated on the diagram.
- Recommendation: Fumigate as a primary method of control using Sulfuryl Fluoride (Vikane). Vacate premises for 3 days when fumigating with Sulfuryl Fluoride. Seal the structure and fumigate. Remove seals and air-out building ready for occupancy.
  
- Finding: 2G Evidence of drywood termite damage noted in patio cover, as indicated on the diagram.
- Recommendation: Owner to employ licensed contractor to remove and replace damage or call for estimate.
  
- Finding: 2H Evidence of drywood termites noted in garage framing, as indicated on the diagram.
- Recommendation: Fumigate as a primary method of control using Sulfuryl Fluoride (Vikane). Vacate premises for 3 days when fumigating with Sulfuryl Fluoride. Seal the structure and fumigate. Remove seals and air-out building ready for occupancy.
  
- Finding: 2I Evidence of drywood termite damage noted in garage framing, as indicated on the diagram.
- Recommendation: Damage is noted as minor. No recommendation at this time.

### Fungus/Dryrot

- Finding: 3A Evidence of fungus damage or dryrot noted in siding, as indicated on the diagram.
- Recommendation: Owner to employ licensed contractor to remove and replace damage or call for estimate.
  
- Finding: 3B Evidence of fungus damage or dryrot noted in patio, as indicated on the diagram.
- Recommendation: Owner to employ licensed contractor to remove and replace damage or call for estimate.
  
- Finding: 3C Evidence of fungus damage or dryrot noted in garage framing, as indicated on the diagram.
- Recommendation: Owner to employ licensed contractor to remove and replace damage or call for estimate.

### Notes:

## WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 3005	Street Coolidge Ave.	City Costa Mesa	Zip	Date of inspection 1/15/2006	Number of Pages Page 3 of 6
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Upper floor shower/bath drains were not inspected due to plumbing concealed by ceiling. If further information regarding this area is desired, owner to employ licensed tradesman to make accessible for further inspection and report to interested parties. Notify S.P.C. for further inspection of accessible area.

No inspection made of lower floor shower/bath drain as same concealed in concrete slab.

Water stains noted in garage ceiling. If information regarding the water stains is desired, we recommend the owner to employ licensed tradesman to inspect and report on conditions found to interested parties. This company renders no opinion or guarantee regarding these conditions.

Water stains noted in garage. If information regarding the water stains is desired, owner to employ licensed tradesman to inspect and report on conditions found to interested parties. This company renders no opinion or guarantee regarding these conditions.

Limited inspection in garage due to storage. Owner to remove storage and notify S.P.C. for further inspection.

This company does not report on the overall structural integrity of the patio. If information regarding the structural integrity is needed, we recommend the owner to employ a licensed tradesman to report on conditions found to interested parties. This company renders no opinion or guarantee regarding conditions that may exist.

Water stains noted on the ceiling. If information regarding the water stains is desired, owner to employ licensed tradesman to inspect and report on conditions found to interested parties. This company renders no opinion or guarantee regarding these conditions.

Water stains noted in the interior. If information regarding the water stains is desired, owner to employ licensed tradesman to inspect and report on conditions found to interested parties. This company renders no opinion or guarantee regarding these conditions.

Possible plumbing leak was noted in the interior. If information regarding the possible plumbing leak is desired, owner to employ licensed tradesman to inspect and report on conditions found to interested parties. This company renders no opinion or guarantee regarding these conditions.

Limited inspection in interior due to storage and/or obstructions. Owner to remove storage and/or obstructions. Notify S.P.C. for further inspection.

Degraded wallboard noted. If further information is desired, we recommend owner to employ licensed tradesman to open wall for further inspection. Upon notification, we will return and report on conditions found.

The 2nd story eaves were visually inspected from the ground level only.

**Important -** This document explains the scope and limitations of a structural pest control inspection and a "Wood Destroying Pest Organism Inspection Report". Some structures do not comply with building code requirements or may have structural plumbing, electrical, heating, air conditioning, mechanical systems, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest and Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either the inspector or the company issuing a report. If any conditions exist in these areas we recommend that interested parties engage the services of licensees in these fields for further information. No opinion is rendered nor guarantee implied concerning these areas. Seashore Pest Control, Inc. renders no opinion of the overall structural integrity of any building and/or geological conditions that may or may not exist and recommends that a structural engineer and/or geologist inspect and report on conditions found, if any, to those interested parties.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected unless otherwise noted. These areas include, but are not limited to: inaccessible and/or insulated attics or portions thereof; attics with less than 18 inches clear space; the interior of hollow walls; spaces between floors, or porch deck; areas where there is no access without tearing out lumber, masonry or finish work; areas under or behind built in appliances, in or behind cabinets, stoves, refrigerators, or beneath any floor coverings, rugs or furnishings (We do not move furniture to inspect); Porte cocheres, columns or abutments; under concrete slabs;

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No 3005	Street Coolidge Ave.	City Costa Mesa	Zip	Date of Inspection 1/15/2006	Number of Pages Page 4 of 6
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areas where encumbrances, storage conditions or locks make inspection impractical; and areas or timbers that would require an extension ladder to inspect; We do not open windows or doors to inspect these areas; stall showers over finished ceilings or floors beneath coverings. Although stall showers may be tested, this report should not be construed as a warranty or guarantee from this company. Roof coverings or decks are not water tested and we do not certify, guarantee or warranty against leakage. This company recommends a waterproofer or field professional to report on roofs and decks. No opinion is rendered, nor is guarantee implied concerning the current or future water tightness of the roof, deck or other waterproofed areas. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the contractors state license board.

A visual inspection was performed, and the inspector did not deface nor probe into finished window or door frames, trim, floor coverings, walls, cabinetry, ceilings, open beam ceilings or other painted or finished surfaces. Seashore Pest Control, Inc. assumes no responsibility for possible active infestations, infections or hidden damage. Hidden damage is possible any time evidence of Subterranean Termite, Drywood Termites, Fungus (Dry Rot), Beetles, Faulty Grade, Earth-to-Wood contact, Dampwood Termites, Shower Leaks or Excessive Moisture is noted on this report. This company is not responsible for hidden damage. The exterior areas were visually inspected from the ground level only. The inspector did not go onto the roof surface, due to possible physical damage to the roof or personal injury. This company does not warranty or guaranty any infestations or infections that may exist at the time of the inspection in these inaccessible areas. This company does not guarantee against any infestation, leaks, or other adverse conditions which may exist or which may develop in inaccessible areas and become visibly evident after the date of this inspection. This report pertains only to the specific address indicated on the first page of the inspection report and does not include any attached or adjacent units/structures, sheds, decks, fences, decorative walls or other outbuildings/structures unless otherwise stated in this report. If the structure inspected is a condominium type unit sharing a common wall and/or foundation with adjacent units, these adjacent units were not inspected. No guarantee is implied nor is an opinion rendered concerning the presence or absence of infestation or infection in these common areas, nor regarding the spreading from these common areas into the inspected unit. If any infestation, infection and/or damage are discovered in any concealed area during the course of performing any recommendation in this or subsequent reports, a Supplemental Report and bid will be issued. This company is not responsible for controlling such infestations or infection or for repairing such damage. If requested, a reinspection to determine the completion of items of work recommended by this firm will be made within 10 days of such request, provided that such reinspection can be completed prior to four months from the date of the original inspection. When items of repair or alteration have been performed by someone other than this company or our deemed sub-contractor(s), a signed written statement from the individual/firm who performed the work must be given to the escrow officer and/or realtor and/or our representative as confirmation of completion of work performed. Any guarantee or warranty must be obtained by the parties completing the work (including work completed by the homeowner). This company is not responsible for any work (or lack of work), recommended or not, performed by the homeowner, another company or entity, whether or not we receive any confirmation of work completed. It is the responsibility of the homeowner to acknowledge and notify Seashore Pest Control, Inc. of areas that are incorrectly identified on the inspection report as having "No Access" and/or "Inaccessible area" in which there is access to these areas. Further inspection is then required for re-evaluation. Seashore Pest Control, Inc. uses utmost care when pressure treating (drilling through slab foundations) or treating inaccessible areas but assumes no responsibility for any damage to inaccessible plumbing, water lines, gas lines, electrical, etc., or any damage relating to but not limited to inaccessible areas and floor coverings. Sometimes it is necessary to drill through areas with finished floor coverings such as tile, stone, marble and wood for the termite treatment. Seashore Pest Control, Inc. assumes no responsibility for any damage to floor coverings and recommend the homeowner has the floor coverings removed prior to pressure treating and reinstalled by a licensed tradesman. The owner of this property has certain responsibilities regarding the normal maintenance that pertains to the deterrence of wood destroying organisms. These normal maintenance procedures include, but are not limited to: Maintenance of the roof, caulking around doors, windows, vents, exterior decorative fixtures and trims, tub and shower enclosures, keeping soil levels below the top of foundations; keeping stored items (including firewood) at least a foot away from the structure; adjusting sprinklers so they do not spray onto the structure; maintaining proper drainage away from the structure; prohibiting soil to contact the wood components of the structure. Seashore Pest Control, Inc. assumes no responsibility for infestations or infections from lack of maintenance. No guarantee "expressed or implied", shall commence until payment has been received by this company for work completed. Payment is the responsibility of homeowner/agent in the event of escrow canceling or going beyond 60 days from job completion. Work that is financed is on approved credit only. It is the responsibility of the homeowner for full payment on completion of work if credit has been turned down.

"State law requires that you be given the following information: CAUTION - PESTICIDES / TERMITICIDES ARE TOXIC CHEMICALS. Structural pest control companies are registered and regulated by the Structural Pest Control Board, and apply pesticides/termiticides which are registered and approved for use by the California Department of Pesticide Regulation 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 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 of dizziness, headache, nausea, reduced awareness, slowed movement, garbled speech or difficulty breathing, leave the structure immediately and seek medical attention by contracting your physician, or the Poison Control Center, and Seashore Pest Control, Inc. immediately.

For further information contact any of the following: Seashore Pest Control, Inc.; for health questions - The County Health Department; for application information - The County Agricultural Commissioner; for regulatory information - The Structural Pest Control Board, 1418 Howe Ave., Suite 18, Sacramento, CA. 95825-3204.

Phone Numbers:

**WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT**

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3006	Coolidge Ave.	Costa Mesa		1/15/2006	Page 5 of 6

Seashore Pest Control, Inc.  
 (888) 680-PEST  
 (714) 842-8003

County Health Department  
 (714) 834-7700  
 (213) 240-8203  
 (819) 515-6770  
 (909) 358-5000  
 (800) 427-8700

County Agricultural Commissioner  
 (526) 575-5466  
 (714) 447-7100  
 (909) 955-3045  
 (908) 387-2105  
 (805) 933-3185  
 (858) 694-2739  
 (800) 200-2337

Poison Control Center  
 (310) 222-3212  
 (714) 834-6988  
 (619) 543-6000  
 (800) 825-2722  
 (800) 544-4404  
 (800) 876-4788  
 (213) 222-3212

Structural Pest Control Board  
 (800) 737-8188  
 (916) 561-8700

For individual Specimen Labels and MSDS information, please visit our website at [www.seashorepest.com](http://www.seashorepest.com). The names of materials used are noted on your Inspection Report.

Pesticides that may be used on your property:

Termidor (Fipronil) Active Ingredients: Fipronil: 5-amino-1-(2,6-dichloro-4-(trifluoromethyl)phenyl)-4-((1R,S)-(trifluoromethyl)sulfinyl)-1H-pyrazole-3-carbonitrile....9.1% Inert ingredients 90.1%

Dragnet (Permethrin) Active Ingredients: Permethrin (36.8%) Inert Ingredients (63.2%)

Drione (Pyrethrins/Silica Gel/Piperonyl Butoxide) Registered Trademark of Fairfield American Corp. Active Ingredients: Pyrethrins 1.0% Piperonyl butoxide, Technical 18.0% Amorphous Silica Gel 49.0% Inert Ingredients 100.0%

Timbor (Sodium Borate) Active Ingredients: Disodium Octaborate-Tetrahydrate 98.0% inert product contains .02% H2O, absorbed moisture .02%

Fumigants: Chloropicrin™, Methyl Bromide\*\*\*, Vikane(Sulfuryl Fluoride)\*\*

\*\* Effects of overexposure to this material will cause teary eyes.

\*\*\*Effects of overexposure to this material can induce poor coordination, slurring words and confusion.

The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractors State License Board.

"NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. You have a right to seek a second opinion from another company."

If requested by the person ordering this report, a reinspection of the structure will be performed. This request must be with four months of the date of this inspection and there will be a reinspection fee. The reinspection will be performed within ten (10) working days of the request, and the reinspection fee will not exceed the cost of the original inspection.

## WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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This property was not inspected for the presence or absence of health related molds or fungi. By California law we are neither qualified, authorized nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence of health related molds, you should contact a Certified Industrial Hygienist.

In the case that a local treatment is recommended, the local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated.

Seashore Pest Control, Inc. has been in the termite control industry for over 17 years utilizing the most effective means of control for wood destroying pests and organisms. If you have any questions regarding the contents of this report, please contact us at (888) 666-PEST. We will be more than happy to help you understand the conditions contained in this inspection report.

Thank you for your business. We look forward to serving you.

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

**DATE:8/04/06**

**PROJECT: Residential Common Interest Development Conversion**

**ADDRESS: 3005 Coolidge**

**CITY: COSTA MESA**

**PERMIT # B06-01274**

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, PLUMBING, MECHANICAL, AND**

**ELECTRICAL:**

**Electrical:**

Label panels.

GFI protected receptacles at required areas. Exterior, kitchen counters, bathrooms and garage.

**Plumbing:**

Repair tub traps.

**Building:**

Verify firewall at occupancy separation, repair all penetrations.

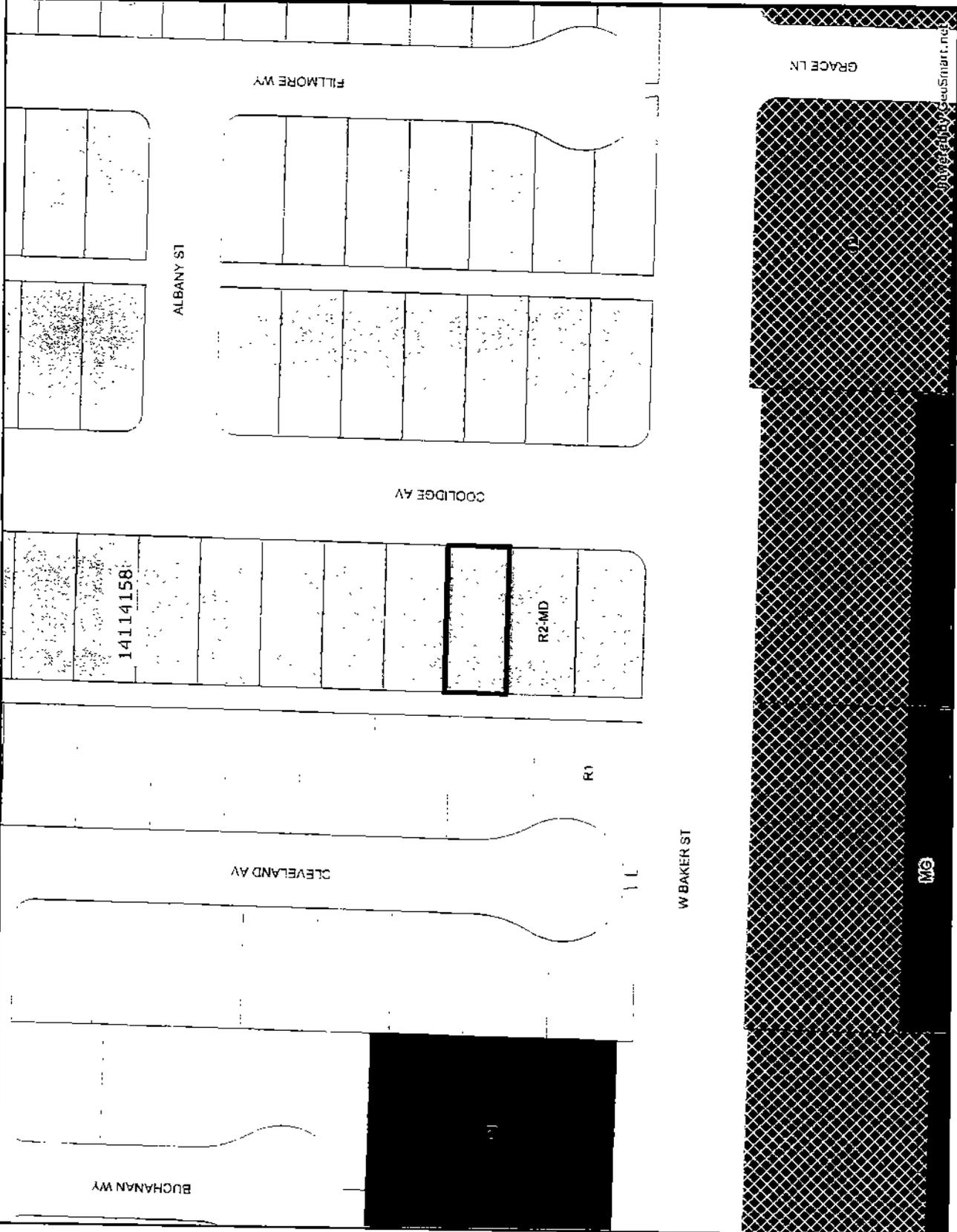
Smoke detectors required at all bedrooms, adjoining halls and each floor level.

Repair drywall in water heater closets.

*Bill Nunes*

# ZONING/LOCATION MAP

3005 Coolidge Avenue



## Legend

Selected Features

Street Names  
Parcel Lines  
City Boundary  
Zoning

- AP
- C1
- CI-S
- C2
- CL
- I&R
- I&R-S
- MG
- MP
- P
- PDC
- PDI
- PDR-HD
- PDR-LD
- PDR-MD
- PDR-NCM
- R1
- R2-HD
- R2-MD
- R3
- TC

Parcels



# 3005 Coolidge Avenue

## Legend

Selected Features

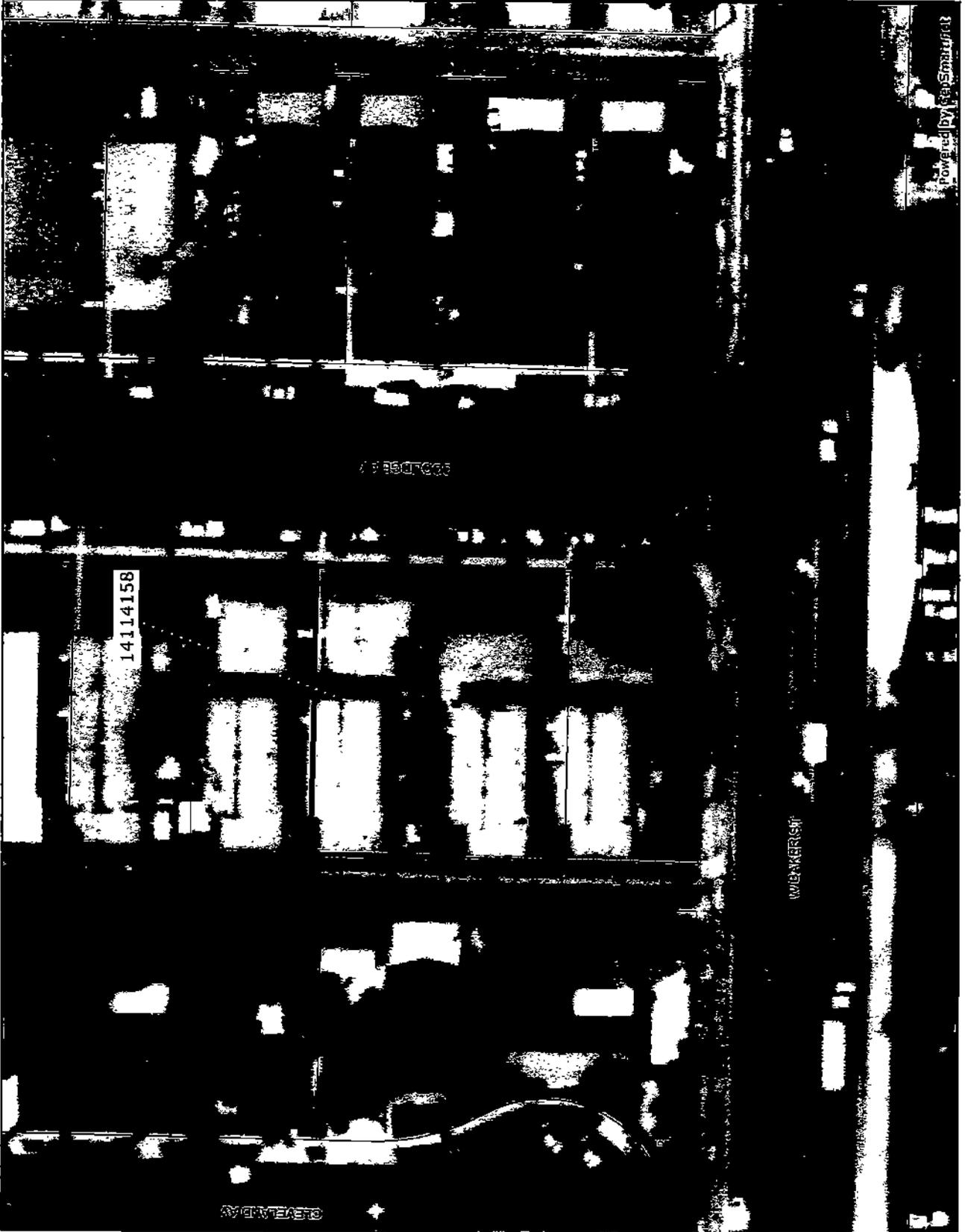
Street Names

Parcel Lines

City Boundary

Ortho  
Photography

Parcels



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