



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: OCTOBER 23, 2006

ITEM NUMBER:

SUBJECT: PARCEL MAP PM-06-185  
170 EAST 18<sup>TH</sup> STREET, COSTA MESA

DATE: OCTOBER 12, 2006

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

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## **DESCRIPTION**

The applicant proposes a three-lot airspace subdivision of a previously approved residential development (Planning Application PA-06-30) for condominium purposes.

## **APPLICANT**

Farhad Rezai is the authorized agent for the property owner, Maryam Ershaghi.

## **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/DISCUSSION**

On August 28, 2006, Planning Commission approved Planning Application PA-06-30, to construct three, 2-story, residential units. The subject site is zoned R2-HD with a General Plan designation of High Density Residential.

The applicant proposes a parcel map to allow division of the project so that each unit can be sold separately. No physical changes to the project as approved are proposed.

Staff has included conditions that require CC&Rs for common maintenance for the landscaping, driveway, and parking spaces.

**ALTERNATIVE**

If the map were denied, the applicant would not be able to file a similar request for six months. The project could be built and leased, but would be limited to a single ownership.

**GENERAL PLAN CONFORMITY**

The proposed subdivision affects only how the units may be sold; as a result, there will be no effect on the City's General Plan

**ENVIRONMENTAL DETERMINATION**

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.

**CONCLUSION**

Staff does not anticipate any land use impacts as a result of the subdivision map. Approval of the tentative map will allow the legal subdivision for individual ownership purposes.

Attachments:           Draft PC Resolution  
                              Exhibit "A" – Draft Findings  
                              Exhibit "B" – Draft Conditions of Approval  
                              Staff Report for PA-06-30  
                              Location Map  
                              Parcel Map

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

Farhad Rezai, C.E., S.E.  
Coast Engineering  
18141 Beach Boulevard, Suite 295  
Huntington Beach, CA 92648

Hootan Espahbodi  
P.O. Box 17685  
Irvine, CA 92623

Maryam Ershaghi  
1640 S. Sepulveda Blvd., #104  
Los Angeles, CA 90025

S.E.A.N. Design and Development  
P.O. Box 9544  
Newport Beach, CA 92658

File: 102306PM06185	Date: 101006	Time: 8:00 a.m.
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**RESOLUTION NO. 06-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING PARCEL MAP PM-06-  
185**

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

WHEREAS, an application was filed by Farhad Rezai, authorized agent for Maryam Ershaghi, requesting approval of a three-lot airspace subdivision of a previously approved residential development (Planning Application PA-06-30) for condominium purposes located at 170 East 18<sup>th</sup> Street in an R2-MD zone;

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", subject to the conditions in Exhibit "B," the Planning Commission hereby **APPROVES** Parcel Map PM-06-185 with respect to the property described above.

BE IT FURTHER RESOLVED that the Planning Commission does hereby find and determine the adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Parcel Map PM-06-185 and upon the 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 23rd day of October, 2006.**

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Bill Perkins, Chair  
Costa Mesa Planning Commission



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

- A. The subdivision complies with Costa Mesa Municipal Code Section 13-29 (e) because:
  - a. The subdivision is consistent with the General Plan.
  - b. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA, under Section 15315.
- C. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.
- D. The subdivision of the property for residential condominiums is consistent with the City's General Plan and Zoning Code.
- E. The proposed use of the subdivision is for residential ownership purposes which is compatible with the objectives, policies, general plan land use designation, and programs specified in the City of Costa Mesa 2000 General Plan.
- F. The subject property is physically suitable to accommodate Parcel Map PM-06-185 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.
- G. 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.
- H. The subdivision 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 subdivision.
- I. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng. 1. The applicant is reminded that all conditions of approval, code requirements, and special district requirements, of Planning Application PA-06-30 shall be complied with.
2. The CC&R's shall require that garage spaces be used for parking only. Any changes made to this provision require prior review and approval by the City of Costa Mesa.
3. 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.
4. Applicant shall contact the Building Safety Division, prior to recordation of the parcel map, to provide proof that the Uniform Building Code requirements for condominiums have been satisfied.



# **PLANNING COMMISSION AGENDA REPORT**

*U.1*

MEETING DATE: AUGUST 28, 2006

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-06-30  
170 EAST 18<sup>TH</sup> STREET

DATE: AUGUST 17, 2006

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

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## **DESCRIPTION**

The applicant is requesting approval of a design review to construct three, 2-story, residential units.

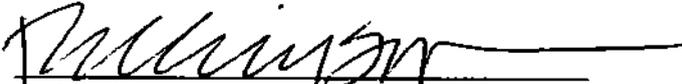
## **APPLICANT**

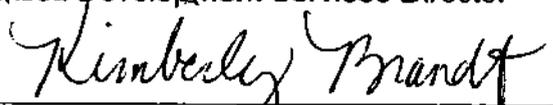
The applicants are Hootan Hamedani and Sean Espahbodi, representing the owner of the property, Maryam Ershaghi.

## **RECOMMENDATION**

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

  
\_\_\_\_\_  
MEL LEE, AICP  
Senior Planner

  
\_\_\_\_\_  
R. MICHAEL ROBINSON, AICP  
Asst. Development Services Director

  
\_\_\_\_\_  
KIMBERLY BRANDT, AICP  
Principal Planner

**PLANNING APPLICATION SUMMARY**

Location: 170 E. 18<sup>th</sup> Street Application: PA-06-30

Request: Construct three 2-story residential units

**SUBJECT PROPERTY:**

**SURROUNDING PROPERTY:**

Zone:	<u>R2-HD</u>	North:	<u>Surrounding properties are zoned</u>
General Plan:	<u>High Density Residential</u>	South:	<u>residential and contain</u>
Lot Dimensions:	<u>75 FT x 125 FT</u>	East:	<u>residential uses</u>
Lot Area:	<u>9,375 SF</u>	West:	
Existing Development:	<u>3 one-story residential units (to be demolished)</u>		

**DEVELOPMENT STANDARD COMPARISON**

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
<b>Lot Size:</b>		
Lot Width (Development Lot)	100 FT	75 FT(1)
Lot Area (Development Lot)	12,000 SF	9,375 SF(1)
<b>Density:</b>		
Zone	1 du/3,000 SF	1 du/3,125 SF
General Plan	1 du/3,000 SF	1 du/3,125 SF
<b>Building Coverage (Development Lot):</b>		
Buildings	NA	4,076 SF (44%)
Paving	NA	1,452 SF (15%)
Open Space	3,750 SF (40%)	3,847 SF (41%)
TOTAL		9,375 SF (100%)
<b>Building Height:</b>		
	2 Stories/22 FT (For Flat-Roofed Buildings)(2)	2 Stories/22 FT, 6 IN (Majority) 24 FT, 6 IN (Portions)(3)
Chimney Height	NA	NA
First Floor Area (Including Garages)	NA	1,332 SF (Unit A) 1,415 SF (Unit B) 1,328 SF (Unit C)
Second Floor Area	NA	926 SF (Unit A) 1,193 SF (Unit B) 1,129 SF (Unit C)
2nd Floor% of 1st Floor (2)	80%	70% (Unit A) 84% (Unit B)(3) 85% (Unit C)(3)
Distance Between Buildings	10 FT	13 FT
<b>Setbacks</b>		
Front	20 FT	20 FT
Side (left/right) (2)	5 FT (1 Story) 10 FT Avg. (2 Story)	5 FT/5 FT 13 FT/9 FT(3)
Rear (Alley)	7 FT, 6 IN	7 FT, 6 IN
<b>Parking:</b>		
Covered	6	6
Open	6	6
TOTAL	12 Spaces	12 Spaces
Driveway Width:	16 FT	17 FT
Vehicle Backout	25 FT	25 FT

NA = Not Applicable or No Requirement

(1) The property is legal nonconforming

(2) Residential Design Guideline

(3) Does not comply with Residential Design Guideline (refer to staff report discussion)

CEQA Status Exempt, Class 3, New Construction

Final Action Planning Commission

## **BACKGROUND**

The site is bounded on all sides by existing multiple-family residential developments. The subject site contains an existing one-story triplex, which is proposed to be demolished to accommodate the proposed two-story, three unit, residential project.

The applicants have indicated the units will be sold as individual ownership units. If approved, a separate parcel map application would be required to be submitted and approved.

## **ANALYSIS**

The proposed units are a combination of two and three bedroom units. Unit A, at the front of the property, is a two bedroom unit, and units B and C, towards the rear of the property, are three bedroom units. All of the units are equipped with attached two car garages and open parking spaces. Driveway access for unit A is provided from E. 18<sup>th</sup> Street, and access for units B and C are provided from the public alley at the rear of the property. On-site parking complies with code requirements.

The proposed units are two-story flat roof structures. The City's Residential Design Guidelines recommend a maximum height of 22 feet for flat roofed structures; the proposed roof height is 22 feet, 6 inches with an additional two foot height for various vertical architectural elements on the facades. Additionally, the second-story area for units B and C exceed the 80% maximum of the first floor recommended in the guidelines (84% and 85%, respectively). Although the second story on the left (west side) has an average 13-foot side setback as recommended in the design guidelines, the second story setback on the right (east side) does not (9 feet is proposed).

It is staff's opinion, however, that the unique design of the project complies with the intent of the City's Residential Design Guidelines because the proposed design incorporates sufficient variation in building heights and forms, as well as variation in the depth of the floor plans, to alleviate building mass. Appropriate transitions between first and second floors have been made, as well as the provision of second floor offsets to avoid unrelieved two-story walls. Additionally, staff notes that several two-story multiple family residential buildings exist within the immediate area, including the abutting property to the east, directly across E. 18<sup>th</sup> Street to the south, and across the public alley to the north. As a result, it is staff's opinion that the scale of the project will be compatible with the neighborhood.

Privacy impacts on adjoining properties will be reduced due to the size and placement of second story windows to minimize visibility into abutting yards. Staff is recommending, as a condition of approval, that the second floor master bedroom decks on the east (right side) elevations for units A and C be eliminated to minimize visibility into the abutting second story residential windows on the adjoining property.

**GENERAL PLAN CONFORMITY**

The property has a general plan designation of High Density Residential. Under the general plan designation, three residential units are allowed and three residential units are proposed. As a result, the use and density conforms to the City's General Plan

**ENVIRONMENTAL DETERMINATION**

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

**ALTERNATIVES**

The Commission has the following alternatives:

1. Approve the project as recommended by staff; or
2. Deny the project. The applicant could not submit substantially the same type of application for six months.

**CONCLUSION**

It is staff's opinion that the project, as conditioned, will be compatible with surrounding properties. Therefore, staff recommends approval of the project.

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

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

Hootan Espahbodi  
P.O. Box 17685  
Irvine, CA 92623

Maryam Ershaghi  
1640 S. Sepulveda Blvd., #104  
Los Angeles, CA 90025

S.E.A.N. Design and Development  
P.O. Box 9544  
Newport Beach, CA 92658

File Name: 082806PA0639	Date: 081506	Time: 3:00 p.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-06-30**

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

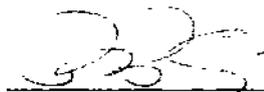
WHEREAS, an application was filed by Hootan Hamedani and Sean Espahbodi, representing the owner of the property, Maryam Ershaghi, with respect to the real property located at 170 E. 18<sup>th</sup> Street, requesting approval of a design review to construct three, 2-story, residential units; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on August 28, 2006.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** PA-06-30 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-06-30 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Should any material change occur in the operation, or should the applicant fail to comply with the conditions of approval, then this resolution, and any recommendation for approval herein contained, shall be deemed null and void.

**PASSED AND ADOPTED this 28<sup>th</sup> day of August, 2006.**



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Bill Perkins, Chair  
Costa Mesa Planning Commission



## EXHIBIT "A"

FINDINGS

- A. The project complies with Costa Mesa Municipal Code Section 13-29(e) because:
- a. The development and use is compatible and harmonious with uses both on site as well as those on surrounding properties.
  - b. Safety and compatibility of the design of the buildings and other site features, including functional aspects of the site development, have been considered.
  - c. The project is consistent with the General Plan designation of High Density Residential. Under this designation three dwelling units are allowed on the property and three units are proposed.
  - d. The planning application is for a project-specific case and does not establish a precedent for future development.
  - e. The cumulative effect of all planning applications have been considered.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(14) in that the proposed development complies with the City of Costa Mesa Zoning Code and meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features. The visual prominence associated with the construction of a two-story structure has been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid unrelieved two-story walls. Specifically, although the second floor does not meet the 22 foot height limit, average second story side setback, and 80% second floor to first floor ratio recommended in the City's Residential Design Guidelines, the design includes various roof forms in the building elevations to provide visual interest, with appropriate transitions between the first and second stories. Privacy of the adjoining neighbors will not be impacted because windows and decks have been designed and /or conditioned to minimize direct lines-of-sight into yard areas and windows on neighboring properties.
- 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 under Section 15303 for New Construction.
- E. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**EXHIBIT "B"****CONDITIONS OF APPROVAL**

- Plng. 1. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, shall be blueprinted on the site plan and on all floor plans in the working drawings.
2. Prior to issuance of building permits, applicant shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
3. Street addresses shall be displayed on the building fascia adjacent to the main entrance or front door in a manner visible to the public street and/or alley. Street address numerals shall be a minimum 6 inches in height with not less than ½-inch stroke and shall contrast sharply with the background.
4. The second floor master bedroom decks on the east (right side) elevations for Units A and C shall be eliminated to minimize visibility into abutting second story residential windows.
5. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site stormwater flow, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
6. The applicant shall contact Time Warner Cable (cable television) at 200 Paularino, Costa Mesa, (888.255.5789) prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
7. The conditions of approval, ordinance and code provisions of PA-06-30 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
8. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
9. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be

- required ten (10) days prior to demolition.
10. Existing mature vegetation shall be retained wherever possible. Should it be necessary to remove existing vegetation, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed, and shall be replaced on a 1-to-1 basis. This condition shall be completed under the direction of the Planning Division.
  11. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m. and 6 p.m. on Saturday. Construction is prohibited on Sundays and Federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
  12. The striped area shown on the left side of parking space number 12 shall be replaced with a landscape planter, subject to review of the Planning Division.
  13. A separate planning application and parcel map shall be submitted if ownership units are proposed.
- Eng. 14. 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.

**DESCRIPTION/JUSTIFICATION**

Application #: PA-06-30  
Address:

Environmental Determination: Exempt, Class 3

170 E. 18th St COSTA MESA

**1. Fully describe your request:**

- DEMO. EXISTING 3 UNITS RESIDENTIAL & RE-CONSTRUCT  
3 UNITS RESIDENTIAL.

**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.

Subject to future street widening.

In the Redevelopment Area.

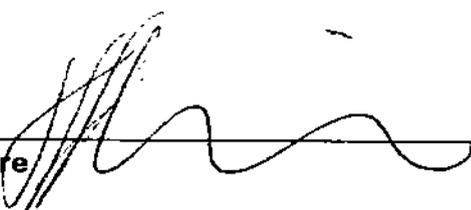
In a Specific Plan Area.

**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



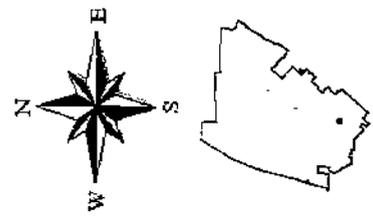
Date

05/18/06

# 170 E. 18TH STREET

## Legend

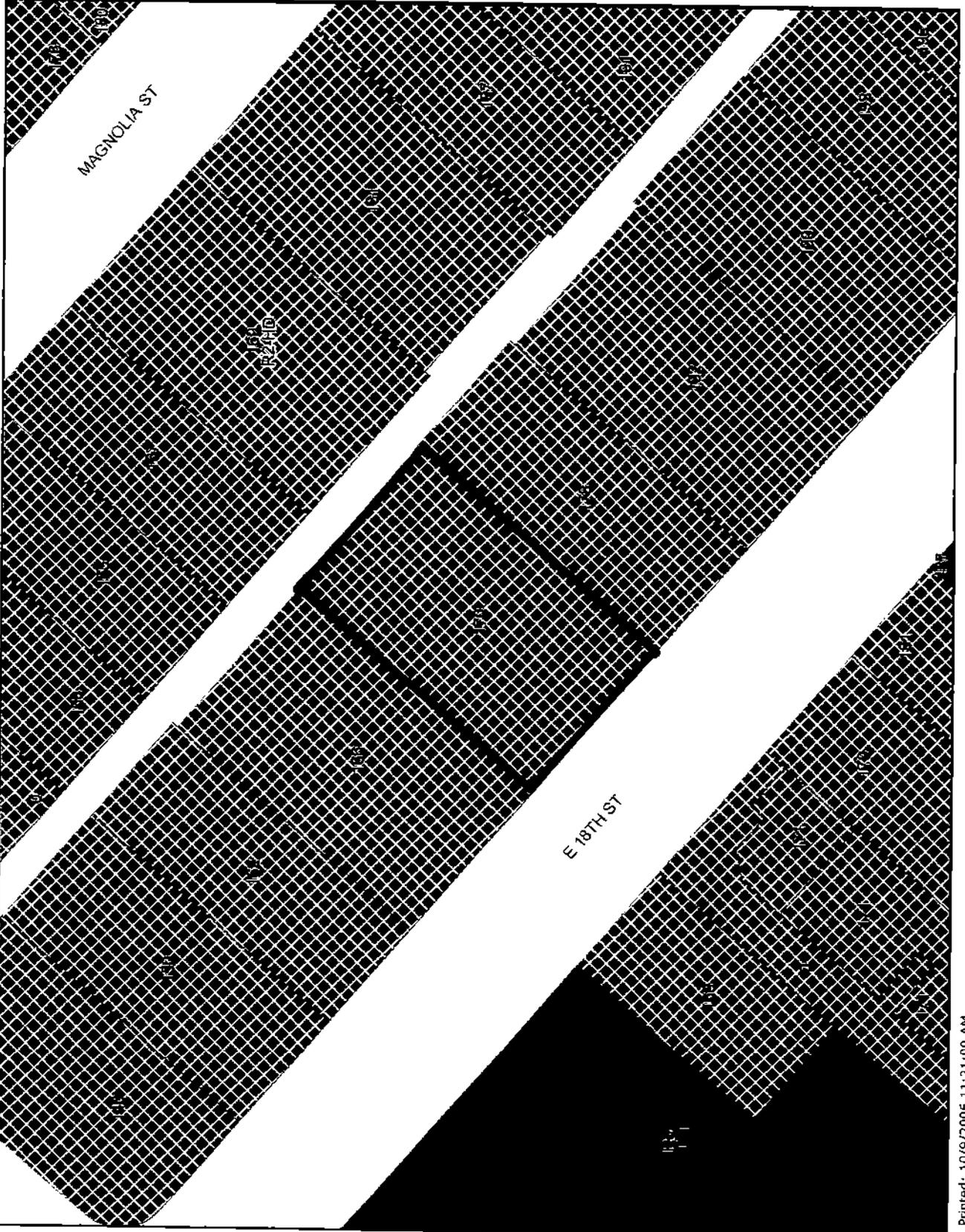
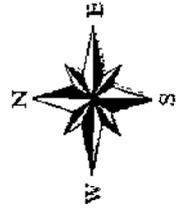
- Parcel
- Address
- Street Names
- Ortho Photography
- Parcels



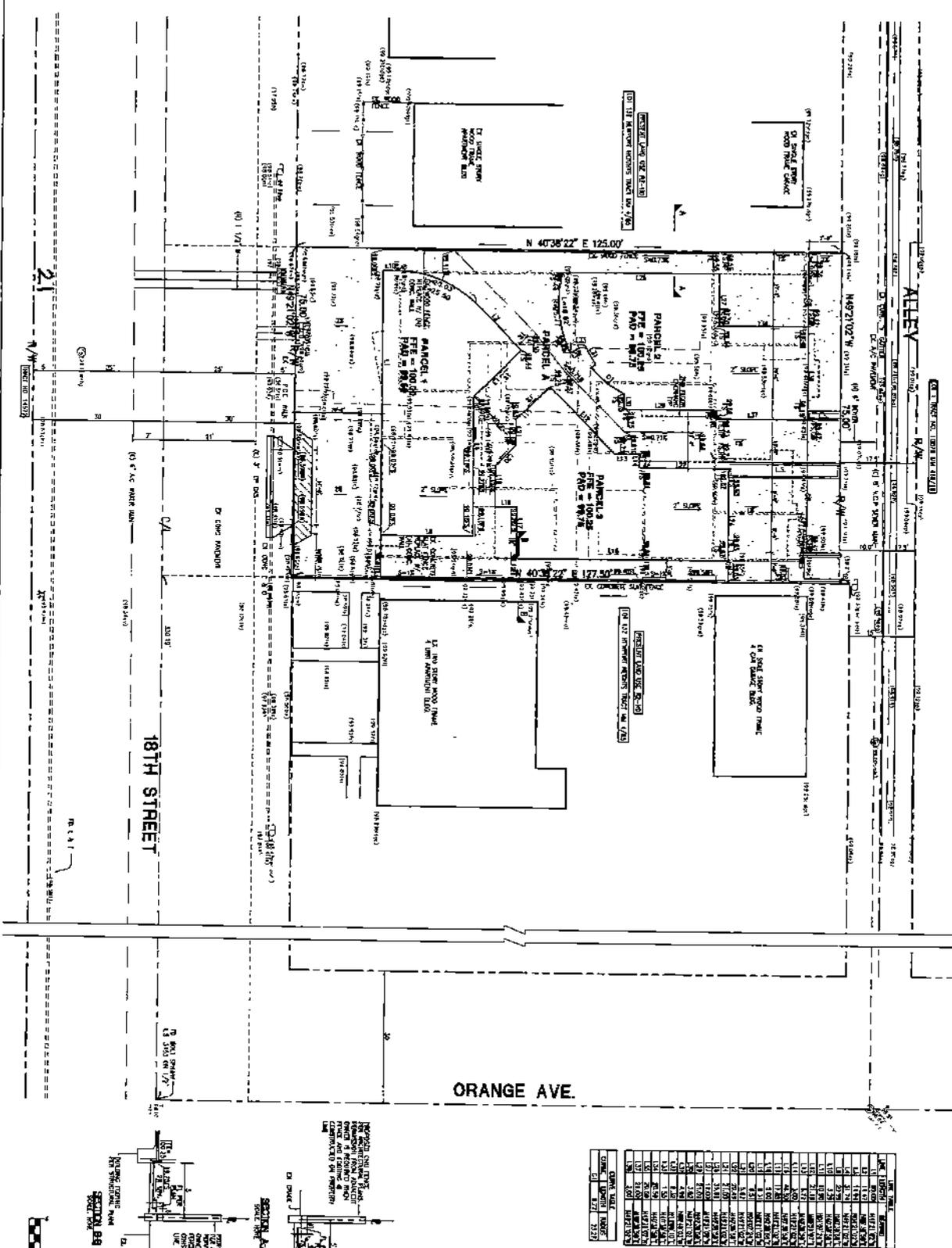
# ZONING/LOCATION MAP

## Legend

- Parcel Addresses
- Street Names
- Zoning
  - AP
  - C1
  - C1-S
  - C2
  - CL
  - I&R
  - I&R-S
  - MG
  - MP
  - P
  - PDC
  - PDI
  - PDR-HD
  - PDR-LD
  - PDR-MD
  - PDR-NCM
  - RI
  - R2-HD
  - R2-MD
  - R3
  - TC
  - Parcels



# TENTATIVE PARCEL MAP NO. 2006-185 FOR CONDOMINIUM PURPOSES



**LOCAL JURISDICTION**  
 CITY OF DENVER  
 1500 MARKET STREET, SUITE 100  
 DENVER, CO 80202  
 (303) 733-5000

**DEVELOPER**  
 DENVER REAL ESTATE DEVELOPMENT, INC.  
 1500 MARKET STREET, SUITE 100  
 DENVER, CO 80202

**ASSESSOR PARCEL NO.**  
 01-001-001-001

**LAND USE**  
 2210 ADOPTS (DURS AND LUD)

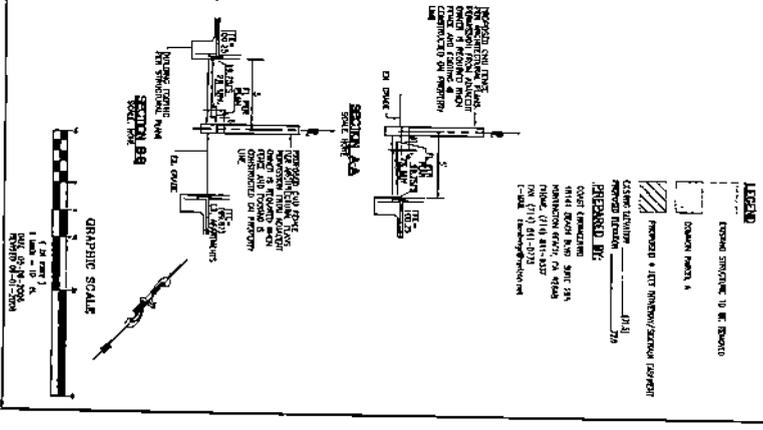
**UTILITIES**  
 ALL UTILITIES ARE SHOWN AND LOCATED AS SHOWN ON THE PLANS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONNECTIONS TO ALL UTILITIES.

**NOTE:**  
 SEE PLANS FOR COMPLETE DETAILS

**FOOD ZONE**  
 ZONE 1

**LEGEND**  
 EXISTING STRUCTURE TO BE DEMOLISHED  
 EXISTING DRIVEWAY TO BE DEMOLISHED  
 EXISTING DRIVEWAY TO BE REPAIRED  
 EXISTING DRIVEWAY TO BE REPAIRED

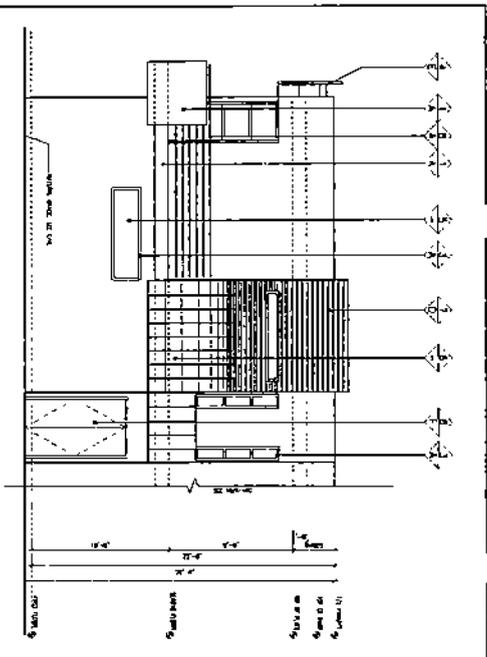
UNIT NO.	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)
1	1,000	1,000	1,000
2	1,000	1,000	1,000
3	1,000	1,000	1,000
4	1,000	1,000	1,000
5	1,000	1,000	1,000
6	1,000	1,000	1,000
7	1,000	1,000	1,000
8	1,000	1,000	1,000
9	1,000	1,000	1,000
10	1,000	1,000	1,000
11	1,000	1,000	1,000
12	1,000	1,000	1,000
13	1,000	1,000	1,000
14	1,000	1,000	1,000
15	1,000	1,000	1,000
16	1,000	1,000	1,000
17	1,000	1,000	1,000
18	1,000	1,000	1,000
19	1,000	1,000	1,000
20	1,000	1,000	1,000
21	1,000	1,000	1,000
22	1,000	1,000	1,000
23	1,000	1,000	1,000
24	1,000	1,000	1,000
25	1,000	1,000	1,000
26	1,000	1,000	1,000
27	1,000	1,000	1,000
28	1,000	1,000	1,000
29	1,000	1,000	1,000
30	1,000	1,000	1,000
31	1,000	1,000	1,000
32	1,000	1,000	1,000
33	1,000	1,000	1,000
34	1,000	1,000	1,000
35	1,000	1,000	1,000
36	1,000	1,000	1,000
37	1,000	1,000	1,000
38	1,000	1,000	1,000
39	1,000	1,000	1,000
40	1,000	1,000	1,000
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63	1,000	1,000	1,000
64	1,000	1,000	1,000
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66	1,000	1,000	1,000
67	1,000	1,000	1,000
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69	1,000	1,000	1,000
70	1,000	1,000	1,000
71	1,000	1,000	1,000
72	1,000	1,000	1,000
73	1,000	1,000	1,000
74	1,000	1,000	1,000
75	1,000	1,000	1,000
76	1,000	1,000	1,000
77	1,000	1,000	1,000
78	1,000	1,000	1,000
79	1,000	1,000	1,000
80	1,000	1,000	1,000
81	1,000	1,000	1,000
82	1,000	1,000	1,000
83	1,000	1,000	1,000
84	1,000	1,000	1,000
85	1,000	1,000	1,000
86	1,000	1,000	1,000
87	1,000	1,000	1,000
88	1,000	1,000	1,000
89	1,000	1,000	1,000
90	1,000	1,000	1,000
91	1,000	1,000	1,000
92	1,000	1,000	1,000
93	1,000	1,000	1,000
94	1,000	1,000	1,000
95	1,000	1,000	1,000
96	1,000	1,000	1,000
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99	1,000	1,000	1,000
100	1,000	1,000	1,000



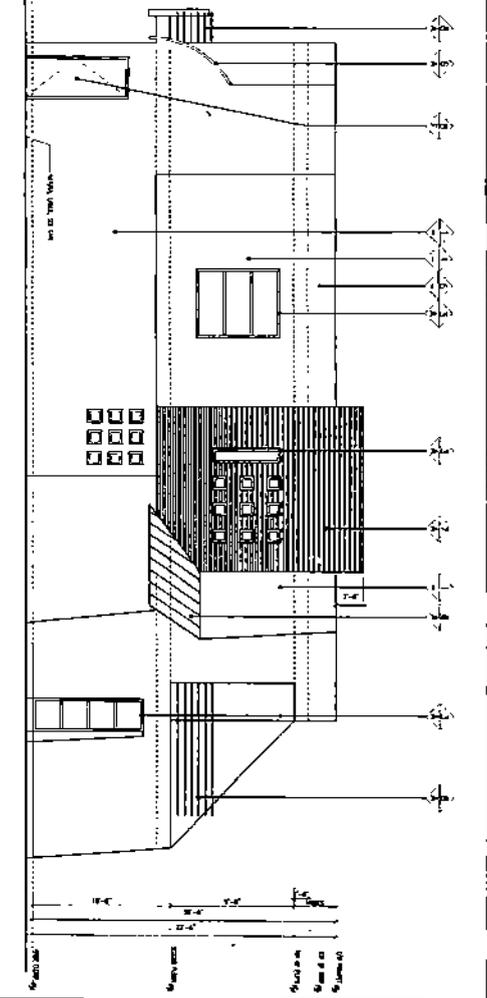




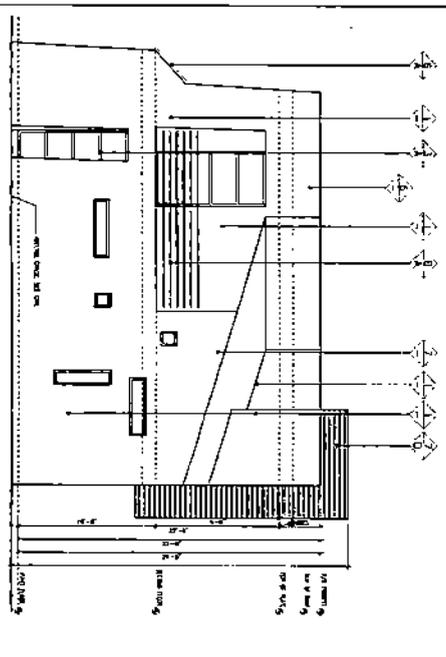




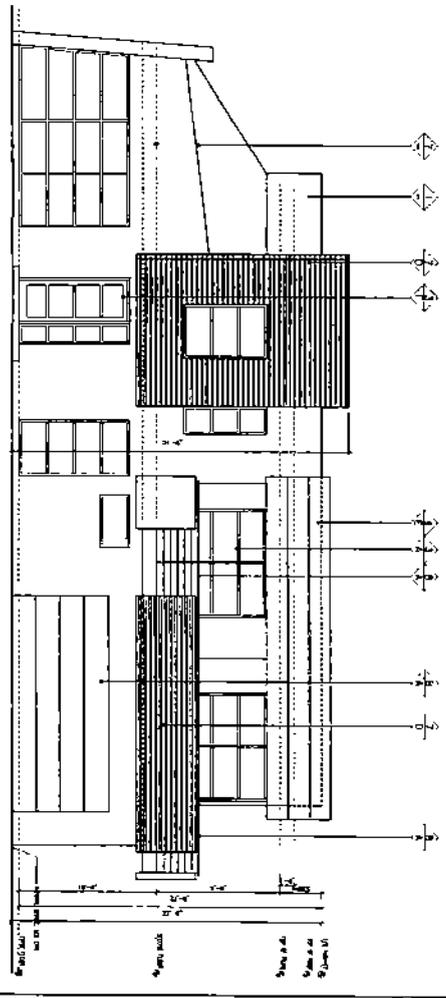
EAST ELEVATION  
SCALE 1/4" = 1'-0"



NORTH ELEVATION  
SCALE 1/4" = 1'-0"



WEST ELEVATION  
SCALE 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE 1/4" = 1'-0"

**MATERIALS AND FINISHES SCHEDULE**

MATERIAL	FINISH
EXTERIOR WALLS: CONCRETE	CONCRETE PAINT
EXTERIOR WALLS: BRICK	BRICK PAINT
EXTERIOR WALLS: STUCCO	STUCCO PAINT
EXTERIOR WALLS: METAL PANELS	METAL PANELS
EXTERIOR WALLS: GLASS	GLASS
EXTERIOR WALLS: WOOD	WOOD FINISH
EXTERIOR WALLS: OTHER	OTHER

**MATERIALS AND FINISHES SCHEDULE**

MATERIAL	FINISH
EXTERIOR WALLS: CONCRETE	CONCRETE PAINT
EXTERIOR WALLS: BRICK	BRICK PAINT
EXTERIOR WALLS: STUCCO	STUCCO PAINT
EXTERIOR WALLS: METAL PANELS	METAL PANELS
EXTERIOR WALLS: GLASS	GLASS
EXTERIOR WALLS: WOOD	WOOD FINISH
EXTERIOR WALLS: OTHER	OTHER

UNIT A  
ELEVATIONS  
A-41.A

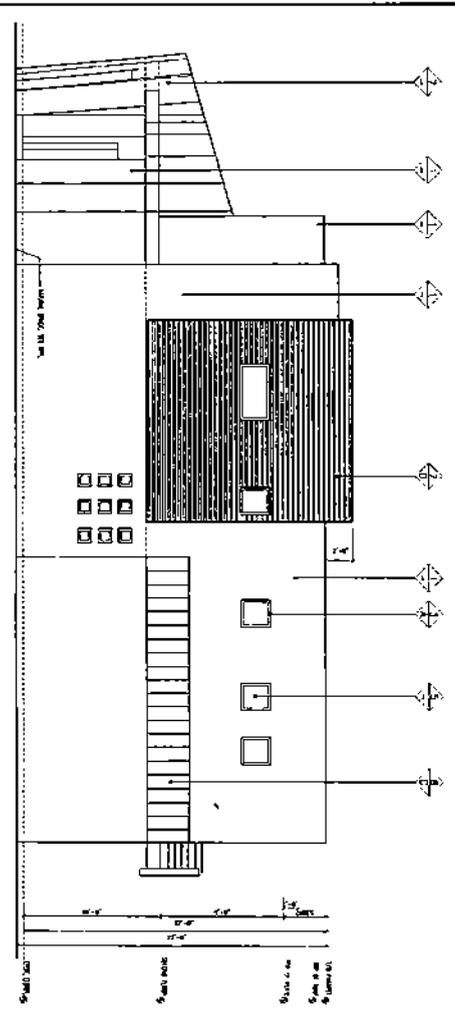
DATE: 9/25/06  
SCALE: AS NOTED

PROJECT:  
TWO-STORY  
THREE UNITS  
MULTI-RESIDENTIAL  
BUILDING

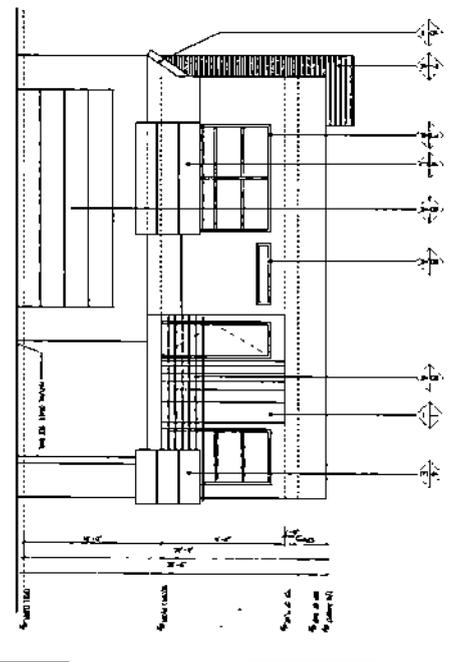
170 E 18th St COSTA MESA  
PROJECT # 04-000  
DRAWN BY: N/A  
CHECKED BY: N/A  
DATE: 9/25/06  
SCALE: AS NOTED

C.E.D. DESIGN & DEVELOPMENT

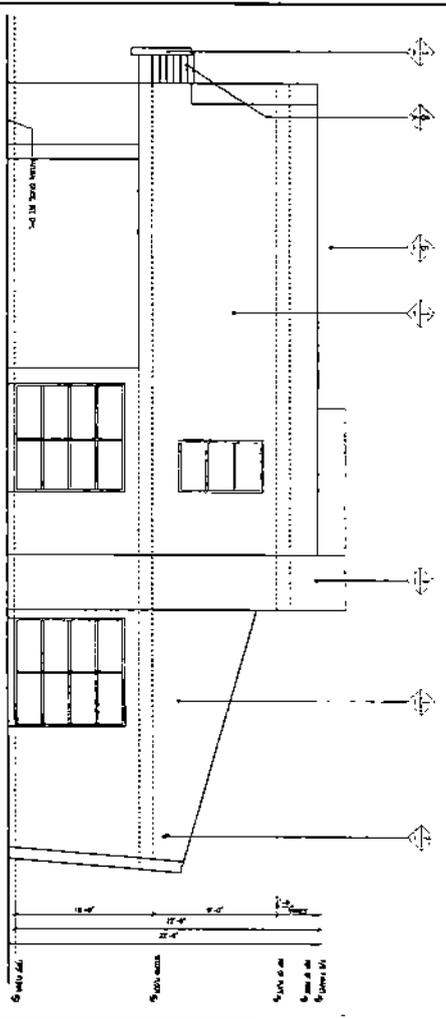
DATE SUBMITTED: 09/17/06  
DATE REVISED: 07/05/06  
CITY SUBMITTED: 7-104  
BO SITE: 7-108



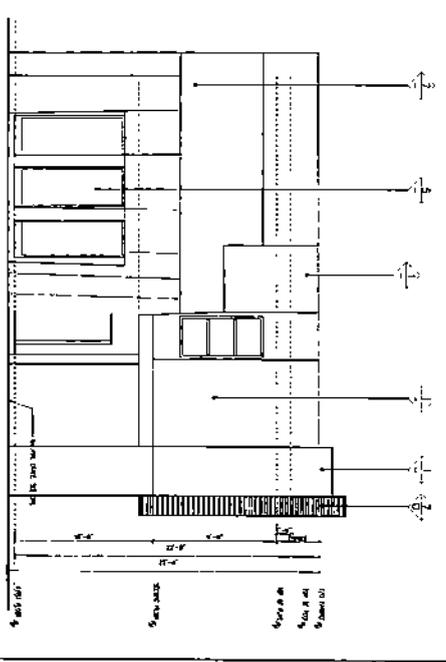
EAST ELEVATION  
SCALE 1/4" = 1'-0"



NORTH ELEVATION  
SCALE 1/4" = 1'-0"



WEST ELEVATION  
SCALE 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE 1/4" = 1'-0"

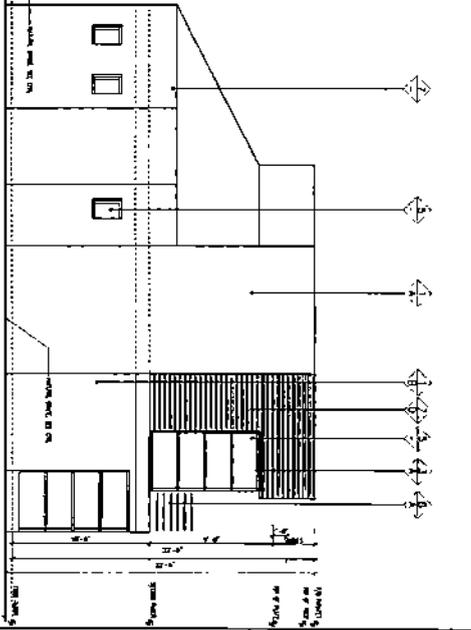
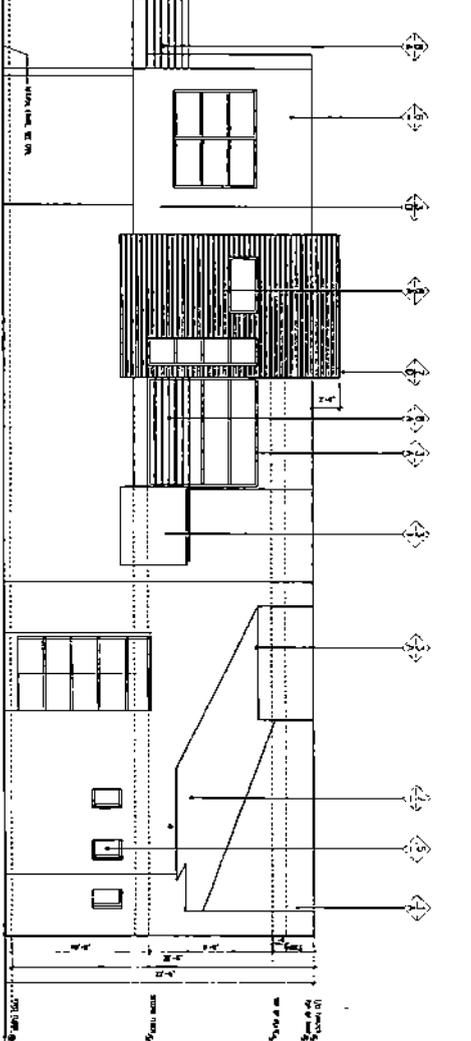
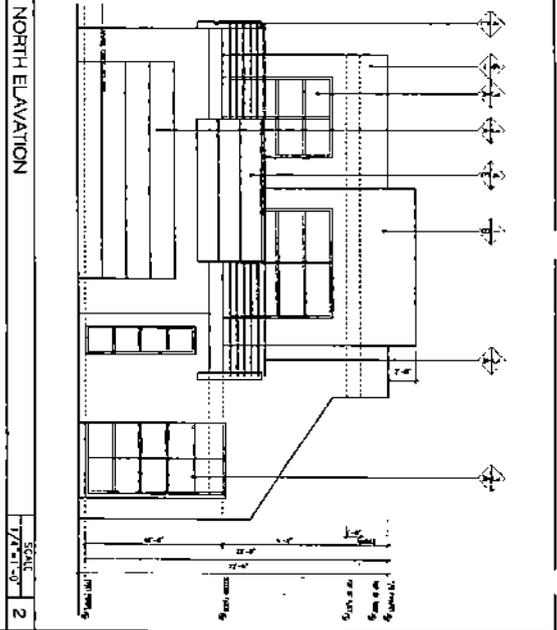
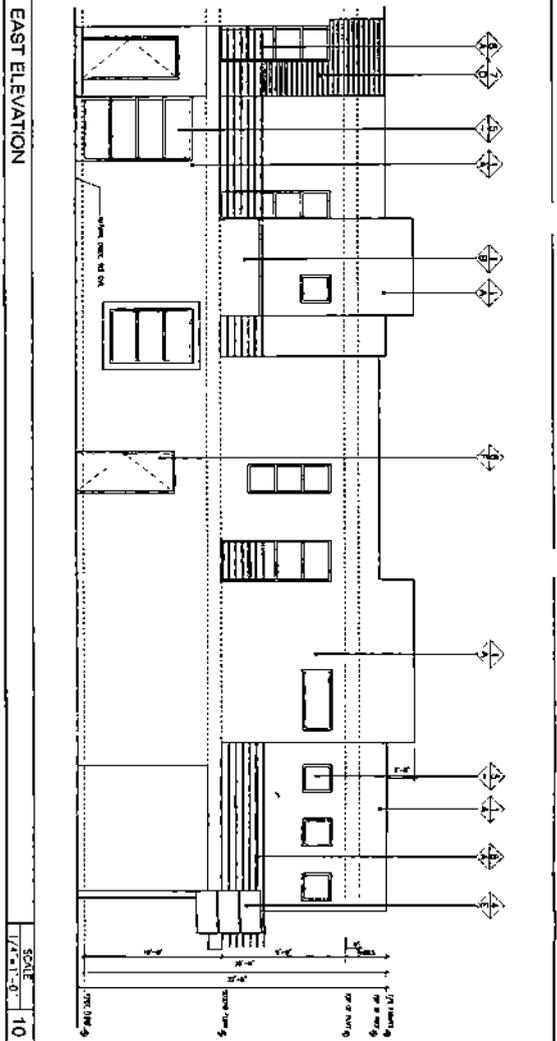
MATERIALS AND FINISHES SCHEDULE	
1	CONCRETE
2	PAINT
3	GLASS
4	WOOD
5	ROOFING
6	MECHANICAL
7	ELECTRICAL
8	PLUMBING
9	FINISHES
10	DETAILS
11	NOTES
12	REFERENCES

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**WESTSIDE DEVELOPMENT**  
 110 & 118th St Costa Mesa  
 PHASE 1  
 01-0200  
 DRAWN BY: H.H.  
 CHECKED BY: H.H.  
 DATE: 01/25/06  
 SCALE: AS NOTED

**UNIT B ELEVATIONS**  
**A-41.B**

DATE: 05/17/04  
 DRAWN BY: S.B. SHERMAN  
 CITY: COSTA MESA  
 PROJECT: WESTSIDE DEVELOPMENT  
 SHEET: A-41.B



MATERIALS AND FINISHES SCHEDULE	
MATERIAL	FINISH
1. 1/2\"/>	1. CONCRETE CURB
2. 1/2\"/>	2. PAINT
3. 1/2\"/>	3. PAINT
4. 1/2\"/>	4. PAINT
5. 1/2\"/>	5. PAINT
6. 1/2\"/>	6. PAINT
7. 1/2\"/>	7. PAINT
8. 1/2\"/>	8. PAINT
9. 1/2\"/>	9. PAINT
10. 1/2\"/>	10. PAINT
11. 1/2\"/>	11. PAINT
12. 1/2\"/>	12. PAINT
13. 1/2\"/>	13. PAINT
14. 1/2\"/>	14. PAINT
15. 1/2\"/>	15. PAINT
16. 1/2\"/>	16. PAINT
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100. 1/2\"/>	100. PAINT

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**UNIT C ELEVATIONS**  
**A-41.C**

DATE: 01/23/08  
SCALE: AS NOTED

PROJECT:  
**WESTSIDE DEVELOPMENT**

OWNER:  
**LEFLORE, HICKS & ASSOCIATES**

ARCHITECT:  
**LEFLORE, HICKS & ASSOCIATES**

PROJECT NO.: 06-0200  
DATE: 01/23/08  
SCALE: AS NOTED

119 E. IRLAN ST. COSTA MESA, CA 92626