



PLANNING COMMISSION AGENDA REPORT

VI.5

MEETING DATE: JULY 9, 2007

ITEM NUMBER:

**SUBJECT: PLANNING APPLICATION PA-07-17
1798 POMONA AVENUE**

DATE: JUNE 28, 2007

FOR FURTHER INFORMATION CONTACT: HANH NGUYEN, ASSISTANT PLANNER (714) 754-5640

DESCRIPTION

Variance from minimum interior garage widths (10-foot minimum required; 9-foot minimum proposed).

APPLICANT

Barry Saywitz of The Saywitz Company is the property owner and project applicant.

RECOMMENDATION

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

HANH NGUYEN
Assistant Planner

R. MICHAEL ROBINSON, AICP
Assistant Development Services Director

PROJECT DESCRIPTION

The subject property is located on the southeast corner of West 18th Street and Pomona Avenue. The lot contains a fourplex with a six-car garage and two open parking spaces. The garage does not have interior partitions between the parking spaces.

The owner requests to partition the parking stalls creating two, one-car garages and two, two-car garages. A variance is required to allow interior garage widths at 9 feet, 3 inches and 9 feet, 8-inches for the one-car garages and 18 feet and 18 feet, 5-inches for the two-car garages (10 feet minimum for one-car and 20 feet minimum for two-car garages required).

The site is presently under renovation as part of the condominium conversion approved by Planning Commission on December 11, 2006 (Planning Application PA-06-48 and Parcel Map PM-06-13).

ANALYSIS

The owner requests to deviate from the interior garage width requirement to provide each ownership unit with its own private garage. The proposed partitions consist of nonstructural walls and the resulting garage widths would be short of meeting the minimum width requirement, as discussed above. Allowing the partitions would not affect the site's design, building footprint, parking area, and landscape area.

It is staff's opinion that special circumstances applicable to the property exist to justify approval of the variance from minimum interior garage widths and that approving the variance would not constitute a grant of special privilege inconsistent with the limitations upon other residential properties in the area. The garage is existing and there is no opportunity to expand the garage without eliminating the existing open parking spaces and compromising the structural integrity of the building. The partitions between the parking spaces would provide the ownership units with private garages, an amenity enjoyed by other ownership housing developments in the City. Additionally, the proposed garage widths are not so narrow that they would impede vehicle parking. There are other residential condominiums within the City that were built with interior garage widths less than 10 feet yet still accommodate vehicle parking. Furthermore, as part of the site's condominium conversion approval, provisions in the CC&Rs requiring parking of vehicles inside the garages should mitigate concerns that the garages would be used for storage purposes.

GENERAL PLAN CONFORMITY

It is staff's opinion that approval of the variance is consistent with General Plan Land Use Goal LU-2 for maintaining an aesthetically pleasing and functional environment. The proposed garage widths although substandard per Code requirement, should still be adequate to accommodate vehicle parking. In conjunction with the site's use as ownership housing and the provision for garage parking, the proposed garages would more likely be used for parking, minimizing street parking and enhancing the streetscape within the neighborhood.

ALTERNATIVES

The Planning Commission may consider the following alternatives:

1. Approve the variance allowing garage widths less than 10 feet for one-car garages and less than 20 feet for two-car garages.
2. Deny the application. The applicant could not submit substantially the same project for six months.

ENVIRONMENTAL DETERMINATION

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

CONCLUSION

It is staff's opinion that special circumstances applicable to the property exist to justify approval of the variance from minimum interior garage widths and granting the variance would not constitute a grant of special privilege inconsistent with the limitations upon other residential properties in the vicinity. The proposed garage widths would still allow for vehicle parking and the creation of private garages would complement the ownership unit's onsite.

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

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

Barry Saywitz
4740 Von Karman Ave., Suite 100
Newport Beach, CA 92660

RESOLUTION NO. PC-06-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-07-17**

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

WHEREAS, an application was filed by property owner Barry Saywitz, with respect to the real property located at 1798 Pomona Avenue, requesting approval of a variance from minimum interior garage widths in the R3 zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on July 9, 2007.

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-07-17 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-07-17 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 9th day of July, 2007.

Donn Hall, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

- A. The information presented substantially 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 a variance from minimum interior garage widths. Strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by owners of other property in the vicinity under identical zoning classification. Specifically, the garage is existing and there is no opportunity to expand the garage without eliminating the existing open parking spaces and compromising the structural integrity of the building. The deviation would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situation. The partitions between the parking spaces would provide the ownership units with private garages, an amenity enjoyed by other ownership housing developments in the City. The proposed garage widths are not so narrow as to impede vehicle parking. There are other residential condominiums within the City that were built with interior garage widths less than 10 feet yet still accommodate vehicle parking. Granting the variance will not allow a use, density, or intensity, which is not in accordance with the general plan designation for the property.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(e) in that:
The project is compatible and harmonious with existing development and uses in the general neighborhood.
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.
The project is consistent with the General Plan's Land Use Goal LU-2 by maintaining an aesthetically pleasing and functional environment
The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.
The cumulative effect of all the planning applications has been considered.
- C. 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, Existing Facilities.
- D. 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 conditions of approval, Code requirements, and any special district requirements of Planning Application PA-06-48 and Parcel Map PM-06-13 are in full force and effect.
2. The conditions of approval and Code requirements of Planning Application PA-07-17 shall be blueprinted on the face of the site plan in the working drawings.
3. 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.
4. The project is subject to compliance with all applicable federal, state, and local laws. A copy of the applicable Costa Mesa Municipal Code requirements has been forwarded to the Applicant and, where applicable, the Authorized Agent, for reference.



THE SAYWITZ COMPANY

4740 VON KARMAN • SUITE 100 • NEWPORT BEACH, CA 92660 • 949-930-7500 • FAX 949-930-7555

May 22, 2007

City of Costa Mesa
Planning Department/
Planning Commission
77 Fair Drive
Costa Mesa, CA 92628

Re: Letter of explanation – Variance Application – 1798 Pomona Avenue

Dear Planning Department and Planning Commission:

The following is an explanation of the application which has been submitted for the above referenced property. We are currently in the process of converting the above referenced property from existing apartments into condominiums. The project has been approved for condominium conversion and we have received all the necessary building permits and are commencing construction this week. The variance application is to apply for the ability to separate the existing garage structure into separate, private garage areas for each unit. Currently the existing garage area is enclosed with automatic garage doors. It is our intent to replace the existing garage doors with new automatic garage doors and new openers. However, there are no garage separations which currently exist and therefore all of the garages are connected together as one.

This, in my opinion, creates a practical deficiency to the property in that it does not allow for each of the units to have private enclosed garages. Additionally, it creates a security risk in that if one of the occupants of the property leaves their garage door opened, it allows access from the outside to all of the garage interiors.

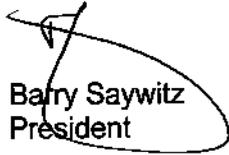
The existing garage structure cannot be modified to be expanded to allow the openings of the garages to comply with the City's current codes without significant structural modifications to the building. The existing opening, in total for the garage area, is approximately 56' wide and 21' deep. The width that would be required by current code is 60' wide and 20' deep. The width of the separation walls would be 1 5/8". It is our intention, if the variance is approved, to create a garage separation wall and attempt to make that wall as thin as possible while still providing security and privacy to each of the units. These walls are non-structural walls and would still provide each of the individual garages with enough width to functionally park cars appropriately and get in and out of those cars.

May 22, 2007

The overall width, unfortunately, does not comply with the City's current codes, and therefore we have requested the variance to allow us to create these garage separations. The overall width would be short by approximately 4 feet and therefore each garage would be less than 1 foot smaller than what is required by current code. We believe that this will create an additional amenity to the property, the individual units themselves, assist in the security of the garage area for each of the individual units and does not significantly impact the project.

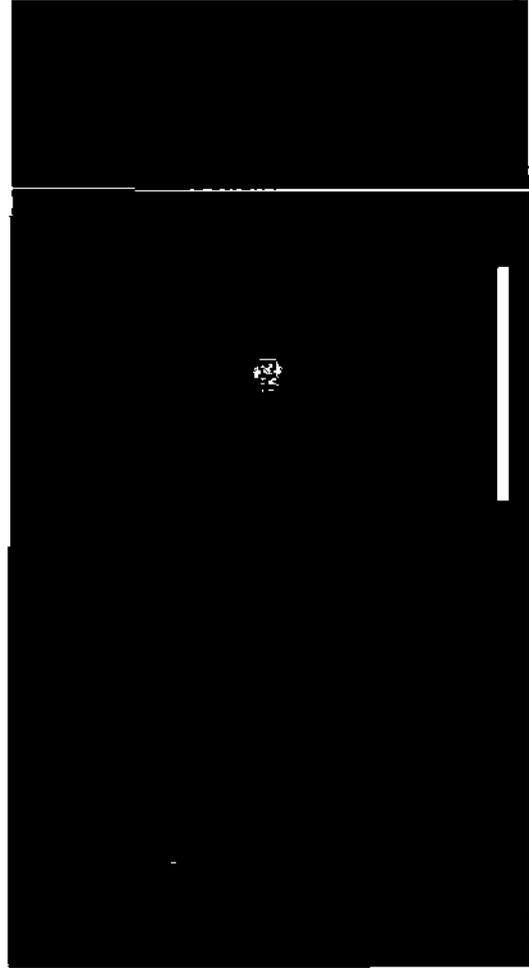
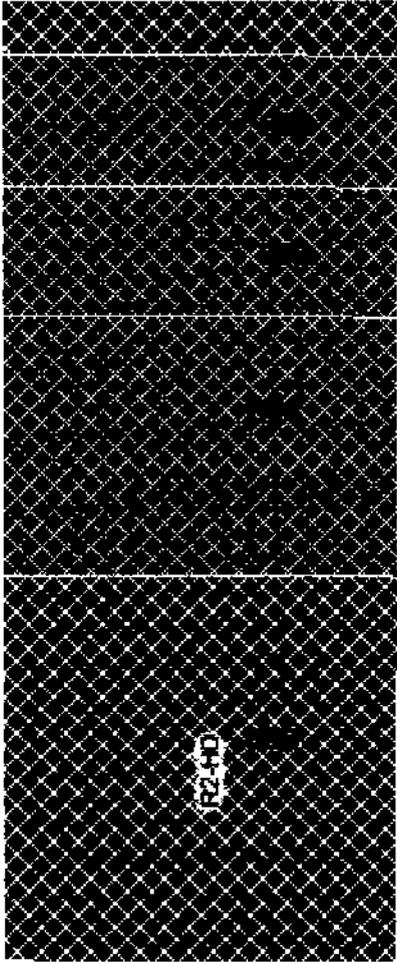
We appreciate your consideration and are hopeful that you will approve our request. Should you have any questions with regards to the specifics of our request or the scope of the work in order to complete the garage separation, please do not hesitate to contact me directly at (949) 930-7502.

Sincerely,



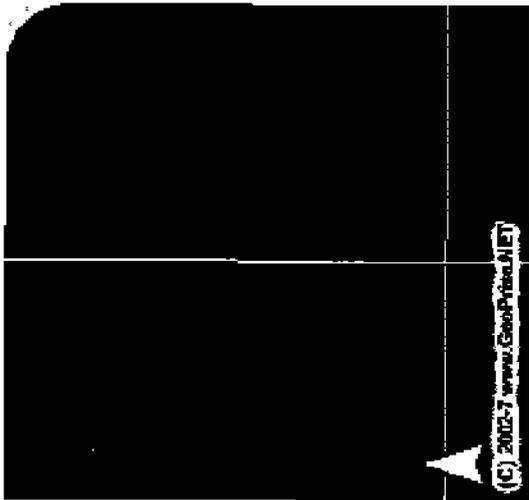
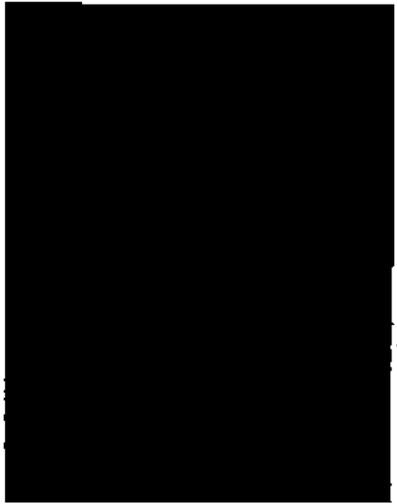
Barry Saywitz
President

Enclosure(s)

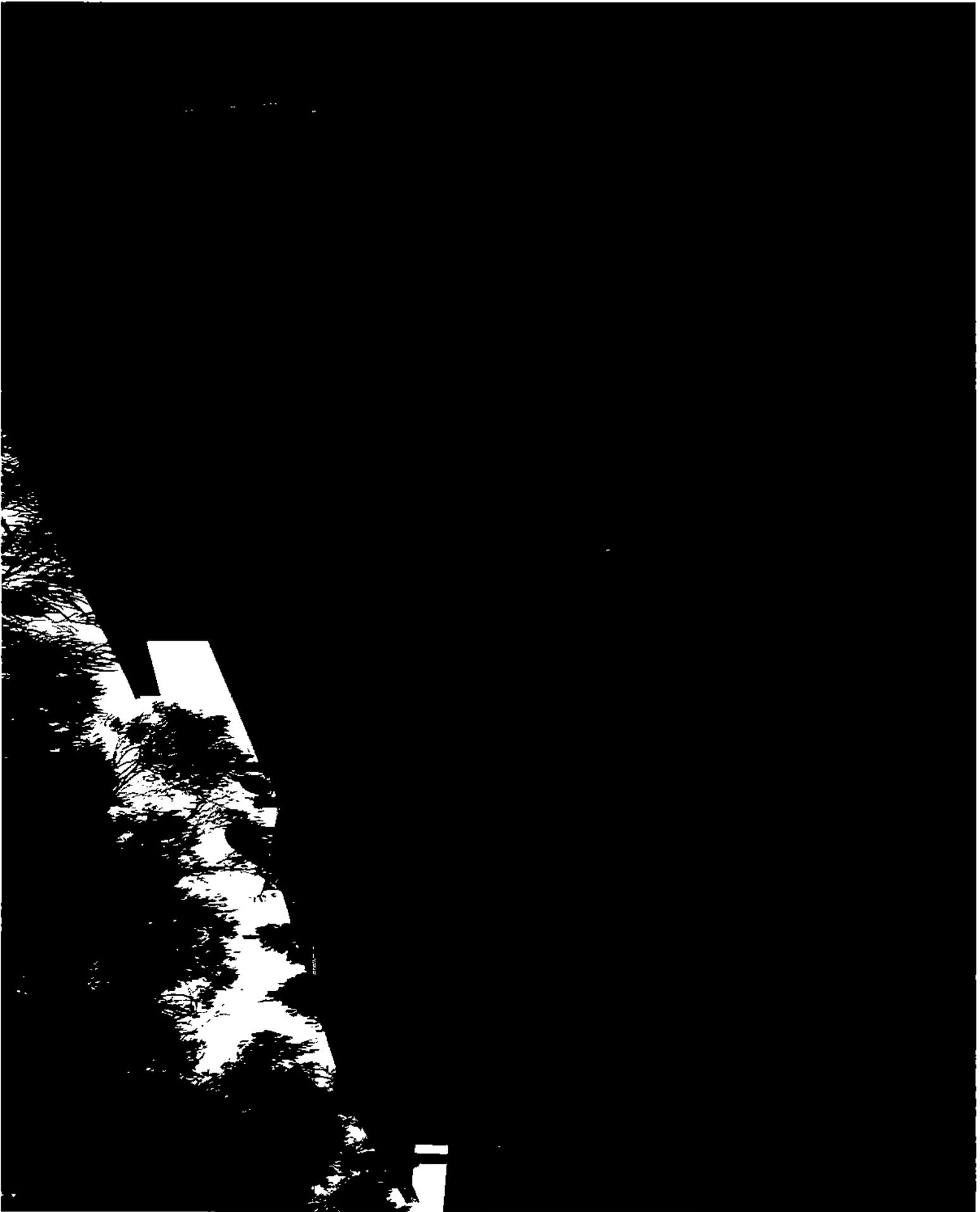


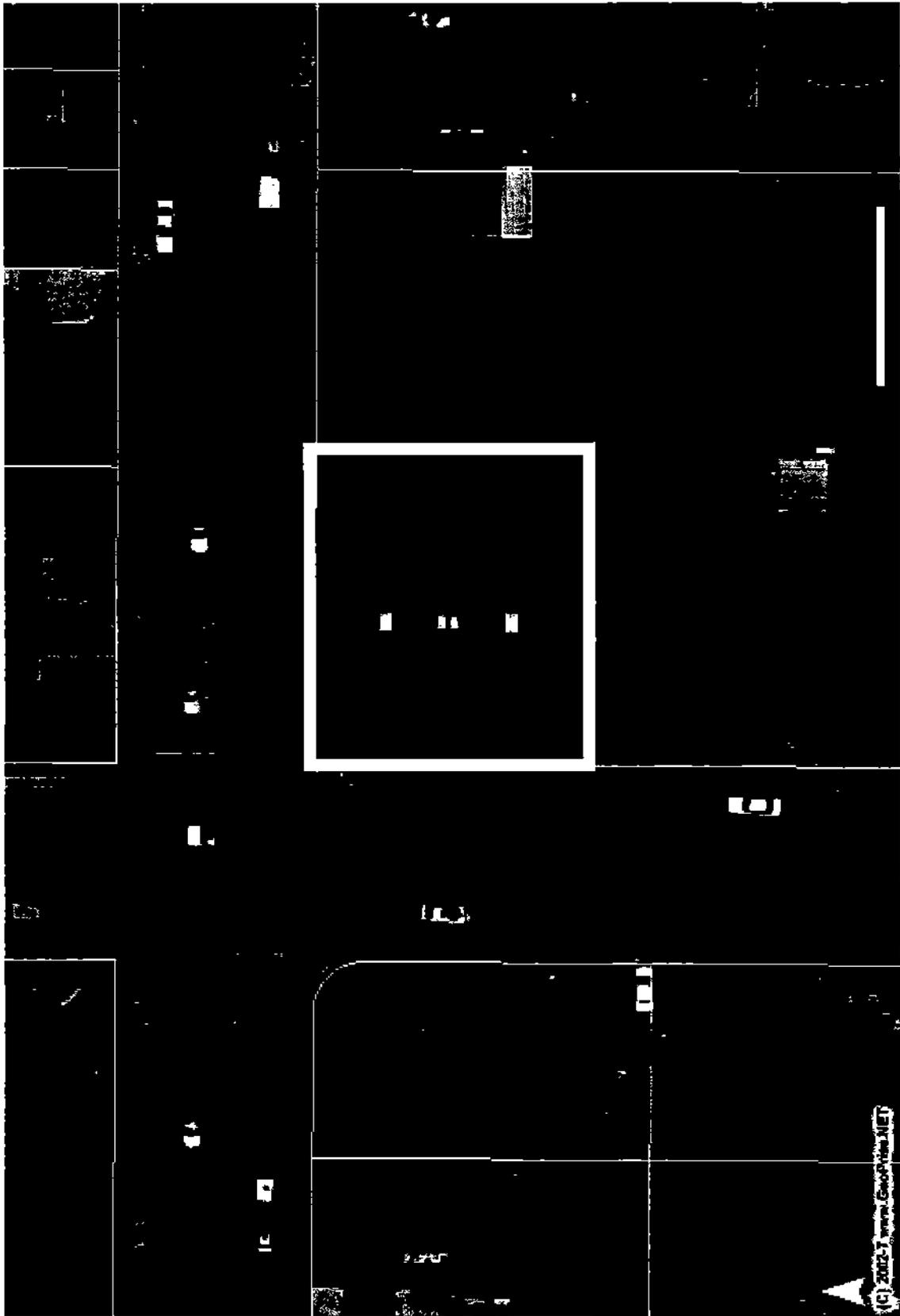
WESTERN

WESTERN



(C) 2005-7 www.GainFarms.com







PROJECT NO. _____
DATE OF DRAWING _____
CONTRACT NO. _____
CONDOMINIUMS AT
1788 PONOMA
COSTA MESA, CA 92627

THE SAYWITZ ARCHITECTS

4740 VON KARMAN, SUITE 100
NEWPORT BEACH, CA 92680

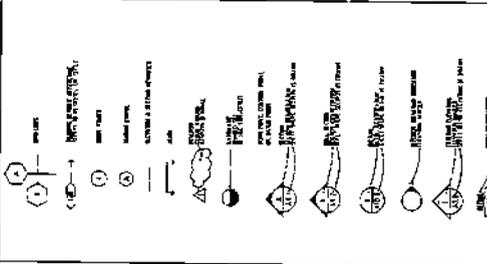
CONVERSION FOURPLEX TO CONDOMINIUMS AT:
1788 PONOMA
COSTA MESA, CA 92627

CONSTRUCTION NOTES

BUILDING DEPARTMENT NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES.
2. ALL MATERIALS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO INSTALLATION.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES.
4. ALL MATERIALS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO INSTALLATION.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES.
6. ALL MATERIALS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO INSTALLATION.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES.
8. ALL MATERIALS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO INSTALLATION.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES.
10. ALL MATERIALS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO INSTALLATION.

SYMBOLS



ABBREVIATIONS

AC	Acoustic Ceiling	AD	Acoustic Door
AD	Acoustic Door	ADU	Accessory Dwelling Unit
ADU	Accessory Dwelling Unit	AE	Acoustic Enclosure
AE	Acoustic Enclosure	AF	Acoustic Finish
AF	Acoustic Finish	AG	Acoustic Glass
AG	Acoustic Glass	AH	Acoustic Hanger
AH	Acoustic Hanger	AI	Acoustic Insulation
AI	Acoustic Insulation	AL	Acoustic Liner
AL	Acoustic Liner	AM	Acoustic Membrane
AM	Acoustic Membrane	AN	Acoustic Noise
AN	Acoustic Noise	AO	Acoustic Orifice
AO	Acoustic Orifice	AP	Acoustic Panel
AP	Acoustic Panel	AQ	Acoustic Quarter
AQ	Acoustic Quarter	AR	Acoustic Resilient
AR	Acoustic Resilient	AS	Acoustic Seal
AS	Acoustic Seal	AT	Acoustic Treatment
AT	Acoustic Treatment	AV	Acoustic Vibration
AV	Acoustic Vibration	AW	Acoustic Wall
AW	Acoustic Wall	AX	Acoustic X-ray
AX	Acoustic X-ray	AY	Acoustic Yarn
AY	Acoustic Yarn	AZ	Acoustic Zone
AZ	Acoustic Zone	BA	Baffle
BA	Baffle	BB	Baffle Board
BB	Baffle Board	BC	Baffle Chamber
BC	Baffle Chamber	BD	Baffle Design
BD	Baffle Design	BE	Baffle Element
BE	Baffle Element	BF	Baffle Finish
BF	Baffle Finish	BG	Baffle Grid
BG	Baffle Grid	BH	Baffle Height
BH	Baffle Height	BI	Baffle Installation
BI	Baffle Installation	BJ	Baffle Joints
BJ	Baffle Joints	BK	Baffle Material
BK	Baffle Material	BL	Baffle Mounting
BL	Baffle Mounting	BM	Baffle Noise
BM	Baffle Noise	BN	Baffle Orientation
BN	Baffle Orientation	BO	Baffle Placement
BO	Baffle Placement	BP	Baffle Properties
BP	Baffle Properties	BQ	Baffle Quality
BQ	Baffle Quality	BR	Baffle Rating
BR	Baffle Rating	BS	Baffle Selection
BS	Baffle Selection	BT	Baffle Specifications
BT	Baffle Specifications	BU	Baffle Support
BU	Baffle Support	BV	Baffle Testing
BV	Baffle Testing	BW	Baffle Treatment
BW	Baffle Treatment	BX	Baffle Use
BX	Baffle Use	BY	Baffle Value
BY	Baffle Value	BZ	Baffle Volume
BZ	Baffle Volume	CA	Cable
CA	Cable	CB	Cable Channel
CB	Cable Channel	CC	Cable Clamp
CC	Cable Clamp	CD	Cable Connector
CD	Cable Connector	CE	Cable Cover
CE	Cable Cover	CF	Cable End
CF	Cable End	CG	Cable Extension
CG	Cable Extension	CH	Cable Fixing
CH	Cable Fixing	CI	Cable Identification
CI	Cable Identification	CJ	Cable Installation
CJ	Cable Installation	CK	Cable Labeling
CK	Cable Labeling	CL	Cable Location
CL	Cable Location	CM	Cable Management
CM	Cable Management	CN	Cable Marking
CN	Cable Marking	CO	Cable Organization
CO	Cable Organization	CP	Cable Path
CP	Cable Path	CQ	Cable Protection
CQ	Cable Protection	CR	Cable Rerouting
CR	Cable Rerouting	CS	Cable Routing
CS	Cable Routing	CT	Cable Splicing
CT	Cable Splicing	CU	Cable Strapping
CU	Cable Strapping	CV	Cable Tensioning
CV	Cable Tensioning	CW	Cable Tracing
CW	Cable Tracing	CX	Cable Unraveling
CX	Cable Unraveling	CY	Cable Winding
CY	Cable Winding	CZ	Cable Yarn
CZ	Cable Yarn	DA	Duct
DA	Duct	DB	Duct Band
DB	Duct Band	DC	Duct Cap
DC	Duct Cap	DD	Duct Connector
DD	Duct Connector	DE	Duct Cover
DE	Duct Cover	DF	Duct End
DF	Duct End	DG	Duct Extension
DG	Duct Extension	DH	Duct Fixing
DH	Duct Fixing	DI	Duct Identification
DI	Duct Identification	DJ	Duct Installation
DJ	Duct Installation	DK	Duct Labeling
DK	Duct Labeling	DL	Duct Location
DL	Duct Location	DM	Duct Management
DM	Duct Management	DN	Duct Marking
DN	Duct Marking	DO	Duct Organization
DO	Duct Organization	DP	Duct Path
DP	Duct Path	DQ	Duct Protection
DQ	Duct Protection	DR	Duct Rerouting
DR	Duct Rerouting	DS	Duct Routing
DS	Duct Routing	DT	Duct Splicing
DT	Duct Splicing	DU	Duct Strapping
DU	Duct Strapping	DV	Duct Tensioning
DV	Duct Tensioning	DW	Duct Tracing
DW	Duct Tracing	DX	Duct Unraveling
DX	Duct Unraveling	DY	Duct Winding
DY	Duct Winding	DZ	Duct Yarn
DZ	Duct Yarn	EA	Electrical
EA	Electrical	EB	Electrical Box
EB	Electrical Box	EC	Electrical Cable
EC	Electrical Cable	ED	Electrical Conduit
ED	Electrical Conduit	EE	Electrical Enclosure
EE	Electrical Enclosure	EF	Electrical Equipment
EF	Electrical Equipment	EG	Electrical Grounding
EG	Electrical Grounding	EH	Electrical Hanger
EH	Electrical Hanger	EI	Electrical Insulation
EI	Electrical Insulation	EJ	Electrical Installation
EJ	Electrical Installation	EK	Electrical Labeling
EK	Electrical Labeling	EL	Electrical Location
EL	Electrical Location	EM	Electrical Management
EM	Electrical Management	EN	Electrical Marking
EN	Electrical Marking	EO	Electrical Organization
EO	Electrical Organization	EP	Electrical Path
EP	Electrical Path	EQ	Electrical Protection
EQ	Electrical Protection	ER	Electrical Rerouting
ER	Electrical Rerouting	ES	Electrical Routing
ES	Electrical Routing	ET	Electrical Splicing
ET	Electrical Splicing	EU	Electrical Strapping
EU	Electrical Strapping	EV	Electrical Tensioning
EV	Electrical Tensioning	EW	Electrical Tracing
EW	Electrical Tracing	EX	Electrical Unraveling
EX	Electrical Unraveling	EY	Electrical Winding
EY	Electrical Winding	EZ	Electrical Yarn
EZ	Electrical Yarn	FA	Framing
FA	Framing	FB	Framing Board
FB	Framing Board	FC	Framing Cap
FC	Framing Cap	FD	Framing Connector
FD	Framing Connector	FE	Framing Cover
FE	Framing Cover	FF	Framing End
FF	Framing End	FG	Framing Extension
FG	Framing Extension	FH	Framing Fixing
FH	Framing Fixing	FI	Framing Identification
FI	Framing Identification	FJ	Framing Installation
FJ	Framing Installation	FK	Framing Labeling
FK	Framing Labeling	FL	Framing Location
FL	Framing Location	FM	Framing Management
FM	Framing Management	FN	Framing Marking
FN	Framing Marking	FO	Framing Organization
FO	Framing Organization	FP	Framing Path
FP	Framing Path	FQ	Framing Protection
FQ	Framing Protection	FR	Framing Rerouting
FR	Framing Rerouting	FS	Framing Routing
FS	Framing Routing	FT	Framing Splicing
FT	Framing Splicing	FU	Framing Strapping
FU	Framing Strapping	FT	Framing Tensioning
FT	Framing Tensioning	FW	Framing Tracing
FW	Framing Tracing	FX	Framing Unraveling
FX	Framing Unraveling	FY	Framing Winding
FY	Framing Winding	FZ	Framing Yarn
FZ	Framing Yarn	GA	General
GA	General	GB	General Board
GB	General Board	GC	General Cap
GC	General Cap	GD	General Connector
GD	General Connector	GE	General Cover
GE	General Cover	GF	General End
GF	General End	GG	General Extension
GG	General Extension	GH	General Fixing
GH	General Fixing	GI	General Identification
GI	General Identification	GJ	General Installation
GJ	General Installation	GK	General Labeling
GK	General Labeling	GL	General Location
GL	General Location	GM	General Management
GM	General Management	GN	General Marking
GN	General Marking	GO	General Organization
GO	General Organization	GP	General Path
GP	General Path	GQ	General Protection
GQ	General Protection	GR	General Rerouting
GR	General Rerouting	GS	General Routing
GS	General Routing	GT	General Splicing
GT	General Splicing	GU	General Strapping
GU	General Strapping	GV	General Tensioning
GV	General Tensioning	GW	General Tracing
GW	General Tracing	GX	General Unraveling
GX	General Unraveling	GY	General Winding
GY	General Winding	GZ	General Yarn
GZ	General Yarn	HA	Hanging
HA	Hanging	HB	Hanging Board
HB	Hanging Board	HC	Hanging Cap
HC	Hanging Cap	HD	Hanging Connector
HD	Hanging Connector	HE	Hanging Cover
HE	Hanging Cover	HF	Hanging End
HF	Hanging End	HG	Hanging Extension
HG	Hanging Extension	HH	Hanging Fixing
HH	Hanging Fixing	HI	Hanging Identification
HI	Hanging Identification	HJ	Hanging Installation
HJ	Hanging Installation	HK	Hanging Labeling
HK	Hanging Labeling	HL	Hanging Location
HL	Hanging Location	HM	Hanging Management
HM	Hanging Management	HN	Hanging Marking
HN	Hanging Marking	HO	Hanging Organization
HO	Hanging Organization	HP	Hanging Path
HP	Hanging Path	HQ	Hanging Protection
HQ	Hanging Protection	HR	Hanging Rerouting
HR	Hanging Rerouting	HS	Hanging Routing
HS	Hanging Routing	HT	Hanging Splicing
HT	Hanging Splicing	HU	Hanging Strapping
HU	Hanging Strapping	HT	Hanging Tensioning
HT	Hanging Tensioning	HW	Hanging Tracing
HW	Hanging Tracing	HX	Hanging Unraveling
HX	Hanging Unraveling	HY	Hanging Winding
HY	Hanging Winding	HZ	Hanging Yarn
HZ	Hanging Yarn	IA	Insulation
IA	Insulation	IB	Insulation Board
IB	Insulation Board	IC	Insulation Cap
IC	Insulation Cap	ID	Insulation Connector
ID	Insulation Connector	IE	Insulation Cover
IE	Insulation Cover	IF	Insulation End
IF	Insulation End	IG	Insulation Extension
IG	Insulation Extension	IH	Insulation Fixing
IH	Insulation Fixing	II	Insulation Identification
II	Insulation Identification	IJ	Insulation Installation
IJ	Insulation Installation	IK	Insulation Labeling
IK	Insulation Labeling	IL	Insulation Location
IL	Insulation Location	IM	Insulation Management
IM	Insulation Management	IN	Insulation Marking
IN	Insulation Marking	IO	Insulation Organization
IO	Insulation Organization	IP	Insulation Path
IP	Insulation Path	IQ	Insulation Protection
IQ	Insulation Protection	IR	Insulation Rerouting
IR	Insulation Rerouting	IS	Insulation Routing
IS	Insulation Routing	IT	Insulation Splicing
IT	Insulation Splicing	IU	Insulation Strapping
IU	Insulation Strapping	IV	Insulation Tensioning
IV	Insulation Tensioning	IW	Insulation Tracing
IW	Insulation Tracing	IX	Insulation Unraveling
IX	Insulation Unraveling	IY	Insulation Winding
IY	Insulation Winding	IZ	Insulation Yarn
IZ	Insulation Yarn	JA	Joinery
JA	Joinery	JB	Joinery Board
JB	Joinery Board	JC	Joinery Cap
JC	Joinery Cap	JD	Joinery Connector
JD	Joinery Connector	JE	Joinery Cover
JE	Joinery Cover	JF	Joinery End
JF	Joinery End	JG	Joinery Extension
JG	Joinery Extension	JH	Joinery Fixing
JH	Joinery Fixing	JI	Joinery Identification
JI	Joinery Identification	JJ	Joinery Installation
JJ	Joinery Installation	JK	Joinery Labeling
JK	Joinery Labeling	JL	Joinery Location
JL	Joinery Location	JM	Joinery Management
JM	Joinery Management	JN	Joinery Marking
JN	Joinery Marking	JO	Joinery Organization
JO	Joinery Organization	JP	Joinery Path
JP	Joinery Path	JQ	Joinery Protection
JQ	Joinery Protection	JR	Joinery Rerouting
JR	Joinery Rerouting	JS	Joinery Routing
JS	Joinery Routing	JT	Joinery Splicing
JT	Joinery Splicing	JU	Joinery Strapping
JU	Joinery Strapping	JV	Joinery Tensioning
JV	Joinery Tensioning	JW	Joinery Tracing
JW	Joinery Tracing	JX	Joinery Unraveling
JX	Joinery Unraveling	JY	Joinery Winding
JY	Joinery Winding	JZ	Joinery Yarn
JZ	Joinery Yarn	KA	Kitchen
KA	Kitchen	KB	Kitchen Board
KB	Kitchen Board	KC	Kitchen Cap
KC	Kitchen Cap	KD	Kitchen Connector
KD	Kitchen Connector	KE	Kitchen Cover
KE	Kitchen Cover	KF	Kitchen End
KF	Kitchen End	KG	Kitchen Extension
KG	Kitchen Extension	KH	Kitchen Fixing
KH	Kitchen Fixing	KI	Kitchen Identification
KI	Kitchen Identification	KJ	Kitchen Installation
KJ	Kitchen Installation	KK	Kitchen Labeling
KK	Kitchen Labeling	KL	Kitchen Location
KL	Kitchen Location	KM	Kitchen Management
KM	Kitchen Management	KN	Kitchen Marking
KN	Kitchen Marking	KO	Kitchen Organization
KO	Kitchen Organization	KP	Kitchen Path
KP	Kitchen Path	KQ	Kitchen Protection
KQ	Kitchen Protection	KR	Kitchen Rerouting
KR	Kitchen Rerouting	KS	Kitchen Routing
KS	Kitchen Routing	KT	Kitchen Splicing
KT	Kitchen Splicing	KU	Kitchen Strapping
KU	Kitchen Strapping	KV	Kitchen Tensioning
KV	Kitchen Tensioning	KW	Kitchen Tracing
KW	Kitchen Tracing	KX	Kitchen Unraveling
KX	Kitchen Unraveling	KY	Kitchen Winding
KY	Kitchen Winding	KZ	Kitchen Yarn
KZ	Kitchen Yarn	LA	Landing
LA	Landing	LB	Landing Board
LB	Landing Board	LC	Landing Cap
LC	Landing Cap	LD	Landing Connector
LD	Landing Connector	LE	Landing Cover
LE	Landing Cover	LF	Landing End
LF	Landing End	LG	Landing Extension
LG	Landing Extension	LH	Landing Fixing
LH	Landing Fixing	LI	Landing Identification
LI	Landing Identification	LJ	Landing Installation
LJ	Landing Installation	LK	Landing Labeling
LK	Landing		

**S T E R N
ARCHITECTS**

1st Floor Civil Eng. Draw No.
South San Francisco, CA 94080
(415) 435-2000

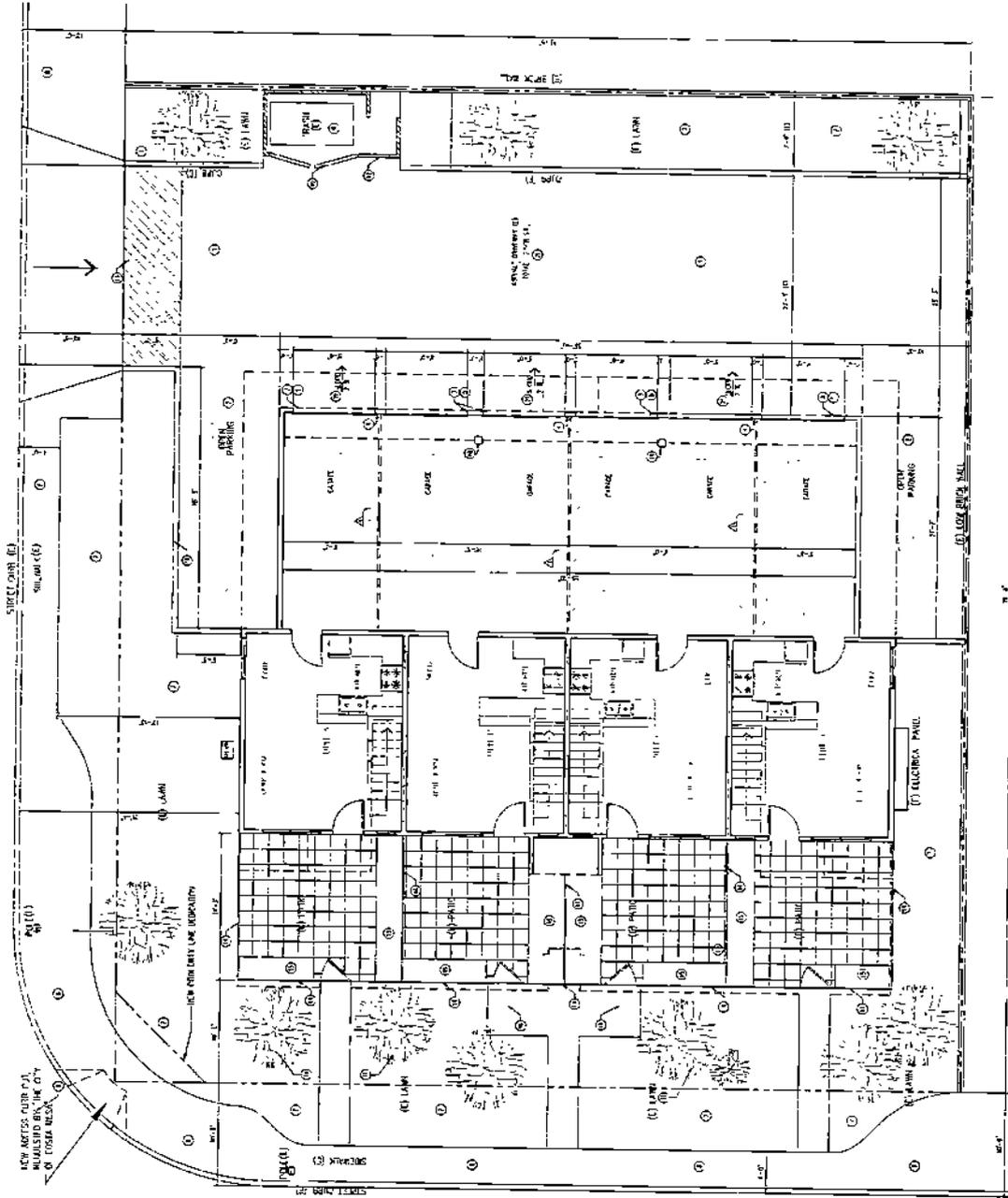


KEYNOTES

1. EXISTING CONCRETE FOUNDATION SHALL BE REINFORCED WITH #4 BARS AT 12" ON CENTER.
2. EXISTING CONCRETE FOUNDATION SHALL BE REINFORCED WITH #4 BARS AT 12" ON CENTER.
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15. EXISTING CONCRETE FOUNDATION SHALL BE REINFORCED WITH #4 BARS AT 12" ON CENTER.
16. EXISTING CONCRETE FOUNDATION SHALL BE REINFORCED WITH #4 BARS AT 12" ON CENTER.
17. EXISTING CONCRETE FOUNDATION SHALL BE REINFORCED WITH #4 BARS AT 12" ON CENTER.
18. EXISTING CONCRETE FOUNDATION SHALL BE REINFORCED WITH #4 BARS AT 12" ON CENTER.
19. EXISTING CONCRETE FOUNDATION SHALL BE REINFORCED WITH #4 BARS AT 12" ON CENTER.
20. EXISTING CONCRETE FOUNDATION SHALL BE REINFORCED WITH #4 BARS AT 12" ON CENTER.

CONDOMINIUMS
AT
1704 PONOMA
COSTA MESA, CA 92627

W. 10TH STREET



PONOMA AVE



WALL LEGEND

1/2" CMU

SHE PLAN

1/2" CMU

1/2" CMU

1/2" CMU

1/2" CMU

1/2" CMU

1/2" CMU

A-0

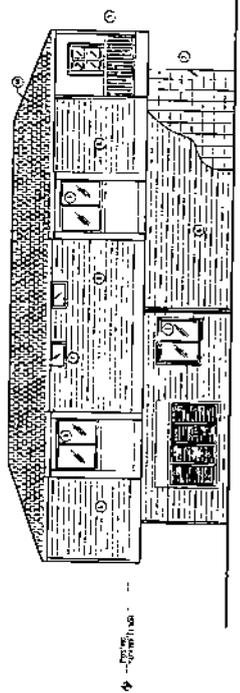


02/14/17

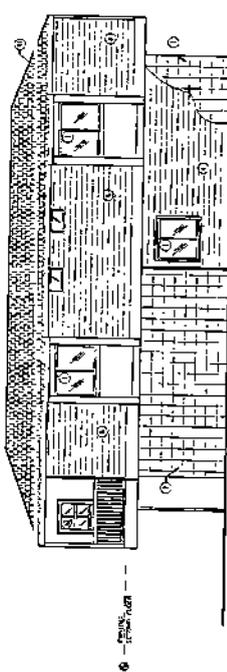
ISSUES THE
CONTRACTOR'S EXISTING
FOOTPRINT TO
CONDOMINIUMS
AT:
199 POMONA
COSTA MESA, CA 92627

KEY NOTES

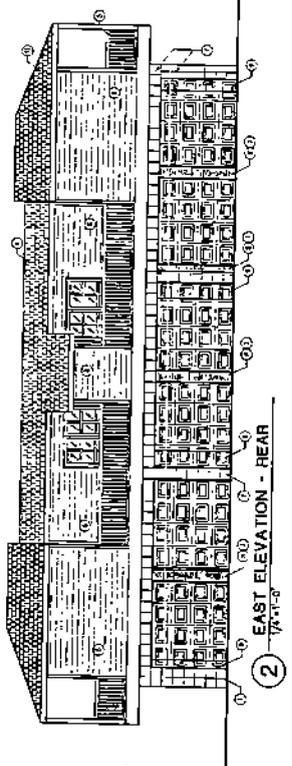
- 1) EXISTING CONCRETE WALLS SHALL BE REINFORCED WITH #4 BARS AT 16" ON CENTER.
- 2) EXISTING CONCRETE WALLS SHALL BE REINFORCED WITH #4 BARS AT 16" ON CENTER.
- 3) ALL EXISTING CONCRETE WALLS SHALL BE REINFORCED WITH #4 BARS AT 16" ON CENTER.
- 4) ALL EXISTING CONCRETE WALLS SHALL BE REINFORCED WITH #4 BARS AT 16" ON CENTER.
- 5) ALL EXISTING CONCRETE WALLS SHALL BE REINFORCED WITH #4 BARS AT 16" ON CENTER.
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- 13) ALL EXISTING CONCRETE WALLS SHALL BE REINFORCED WITH #4 BARS AT 16" ON CENTER.
- 14) ALL EXISTING CONCRETE WALLS SHALL BE REINFORCED WITH #4 BARS AT 16" ON CENTER.
- 15) ALL EXISTING CONCRETE WALLS SHALL BE REINFORCED WITH #4 BARS AT 16" ON CENTER.
- 16) ALL EXISTING CONCRETE WALLS SHALL BE REINFORCED WITH #4 BARS AT 16" ON CENTER.
- 17) ALL EXISTING CONCRETE WALLS SHALL BE REINFORCED WITH #4 BARS AT 16" ON CENTER.
- 18) ALL EXISTING CONCRETE WALLS SHALL BE REINFORCED WITH #4 BARS AT 16" ON CENTER.
- 19) ALL EXISTING CONCRETE WALLS SHALL BE REINFORCED WITH #4 BARS AT 16" ON CENTER.
- 20) ALL EXISTING CONCRETE WALLS SHALL BE REINFORCED WITH #4 BARS AT 16" ON CENTER.



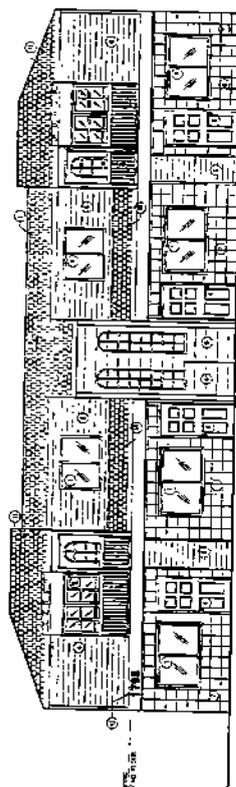
4 SOUTH ELEVATION
1/4" = 1'-0"



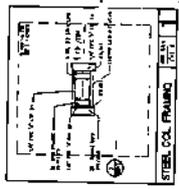
3 NORTH ELEVATION - 18TH STREET
1/4" = 1'-0"



2 EAST ELEVATION - REAR
1/4" = 1'-0"



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



TILE NOTES

- 1) ALL TILES SHALL BE SET IN A 1/2" BED OF MORTAR.
- 2) ALL TILES SHALL BE SET IN A 1/2" BED OF MORTAR.
- 3) ALL TILES SHALL BE SET IN A 1/2" BED OF MORTAR.
- 4) ALL TILES SHALL BE SET IN A 1/2" BED OF MORTAR.
- 5) ALL TILES SHALL BE SET IN A 1/2" BED OF MORTAR.
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- 10) ALL TILES SHALL BE SET IN A 1/2" BED OF MORTAR.
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- 18) ALL TILES SHALL BE SET IN A 1/2" BED OF MORTAR.
- 19) ALL TILES SHALL BE SET IN A 1/2" BED OF MORTAR.
- 20) ALL TILES SHALL BE SET IN A 1/2" BED OF MORTAR.

LEGEND

- 1) WALL FINISH
- 2) FLOOR FINISH
- 3) CEILING FINISH
- 4) ROOF FINISH
- 5) EXTERIOR FINISH
- 6) INTERIOR FINISH
- 7) PAINT
- 8) TILE
- 9) STONE
- 10) BRICK
- 11) CONCRETE
- 12) GYP. BOARD
- 13) INSULATION
- 14) GLASS
- 15) METAL
- 16) WOOD
- 17) PLASTER
- 18) MASONRY
- 19) REINFORCED CONCRETE
- 20) UNFINISHED CONCRETE

WALL LEGEND

- 1) EXTERIOR WALL
- 2) INTERIOR WALL
- 3) PARTITION WALL
- 4) CURB WALL
- 5) FOUNDATION WALL
- 6) RETAINING WALL
- 7) CONCRETE WALL
- 8) BRICK WALL
- 9) STONE WALL
- 10) METAL WALL
- 11) WOOD WALL
- 12) PLASTER WALL
- 13) MASONRY WALL
- 14) REINFORCED CONCRETE WALL
- 15) UNFINISHED CONCRETE WALL

ELEVATIONS

DATE: 02/14/17
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN

