



PLANNING COMMISSION AGENDA REPORT

VI.7

MEETING DATE: AUGUST 13, 2007

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-07-13/TENTATIVE TRACT T-17180
1758 THROUGH 1764 ANAHEIM AVENUE

DATE: AUGUST 2, 2007

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

DESCRIPTION

The applicant is proposing to construct a five-unit, two-story, detached common interest development (condominiums) that does not meet the Residential Design Guidelines for second-to-first floor ratio for at least three of the units and second floor side setback for at least one of the units, in conjunction with a tentative tract map to facilitate the project.

APPLICANT

Albert Armijo is the authorized agent for D'Alessio Investments, the property owner.

RECOMMENDATION

Deny by adoption of the attached resolution.

Handwritten signature of Mel Lee in black ink.

MEL LEE, AICP
Senior Planner

Handwritten signature of R. Michael Robinson in black ink.

R. MICHAEL ROBINSON, AICP
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 1758 thru 1764 Anaheim Ave. Application: PA-07-13 and T-17180
 Request: Construct a 5-unit, 2-story residential common interest development with a tract map to facilitate the project.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: R2-HD North: R1, residences
 General Plan: High Density Residential South: R2-HD, garages
 Lot Dimensions: Irregular East: (Across Alley) C2, commercial uses
 Lot Area: 16,107 SF West: (Across Anaheim Ave.) R2-HD, apartments
 Existing Development: Single family residence and storage/parking lot

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed	Proposed/Provided
Lot Size:		
Lot Width	100 FT	50 FT(1)
Lot Area	12,000 SF	16,107 SF
Density:		
Zone	1 du/3,000 SF	1 du/3,221 SF
General Plan	1 du/3,000 SF	1 du/3,221 SF
Building Coverage (Development Lot):		
Buildings	NA	6,154 SF (38%)
Paving	NA	3,504 SF (22%)
Open Space	6,443 SF (40%)	6,449 SF (40%)
TOTAL		16,107 SF (100%)
Private Open Space	10 FT Minimum Dim.	10 FT Minimum Dim.
Building Height (All Units):	2 Stories/27 FT	2 stories/25 FT
Chimney Height	29 FT	29 FT
First Floor Area (Including Garage)	NA	Plan 1: 1,217 SF Plan 2: 1,138 SF Plan 3: 1,218 SF Plan 4: 1,250 SF Plan 5: 1,331 SF
Second Floor Area	NA	Plan 1: 1,045 SF (2) Plan 2: 855 SF Plan 3: 1,079 SF (2) Plan 4: 1,155 SF (2) Plan 5: 985 SF
2nd Floor% of 1st Floor (3)	80%	Plan 1: 86% (4) Plan 2: 75% Plan 3: 89% (4) Plan 4: 92% (4) Plan 5: 74%
Distance Between Buildings	10 FT	10 FT
Parkway Landscaping	3 FT Minimum One Side	3 FT Minimum One Side
Setbacks		
Front (Anaheim Ave)	20 FT	20 FT
Side (left/right)	5 FT (1 Sty) 10 FT Average (2 Sty) (3)	Plan 1: 6 FT/5 FT (1 Sty); 10.5 FT/10 FT (2 Sty) Plan 2: 5 FT/ 82 FT (1 Sty) 10 FT/82 FT (2 Sty) Plan 3: 42 FT/28 FT (1 Sty and 2 Sty) Plan 4: 8 FT/5 FT (1 Sty) 6.5 FT (4)/10 FT (2 Sty) Plan 5: 7 FT/5 FT (1 Sty) 10 FT/10 FT (2 Sty)
Rear (Alley)	5 FT	5 FT
Parking:		
Covered	10	11
Open	6	9
TOTAL	16 Spaces	20 Spaces
Interior garage dimension	20 FT	20 FT
NA – Not Applicable or no requirement (1) Legal Nonconforming (2) Including Decks (3) Residential Design Guideline (4) Does not comply with Residential Design Guideline		
CEQA Status	Exempt, Class 3	
Final Action	Planning Commission	

BACKGROUND

The subject property is zoned R2-HD and contains a one-story residence along the Anaheim Avenue frontage of the property, and a parking lot currently used for the storage of boats and other vehicles abutting a public alley at the rear of the property¹. The property is also located within the City's Downtown Redevelopment Project Area.

ANALYSIS

Design Review

The developer is proposing to construct a five-unit, two-story, detached common interest development on the site. The homes range in size from 1,512 square feet to 1,899 square feet in floor area, not including garages. Proposed are three 3-bedroom units and two 4-bedroom units. Four of the five units have two-car garages; the remaining unit (Plan 1) has a three-car garage with an interior tandem space. Tandem open parking spaces are provided in the driveways leading to the units for Plans 2, 4, and 5. A single open tandem space is provided for Plan 1, and two open spaces adjacent to the two-car garage are provided for Plan 3. Driveway access for Plan 4 is provided from Anaheim Avenue; access for the other units are provided via a public alley at the rear of the property (discussed later in this report under Project Issues).

The City's Residential Design Guidelines recommends the area of the second floor to not exceed 80% of the first floor, as well as an average 2nd floor side yard setback of 10 feet. For the proposed project, three of the units (Plans 1, 3, and 4) have second floor areas that exceed 80% and the average second floor side setback for Plan 4 has an average 6.5 foot setback on the right side of the property. It is staff's opinion, however, that if the project were to be approved, 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. Privacy impacts on adjoining properties will be reduced due to the size and placement of second story windows to minimize visibility into abutting yards.

Tentative Tract Map

The applicant is requesting approval of a tentative tract map that will facilitate the proposed common interest development and allow the units to be sold independent of one another as airspace condominiums. The map, if approved, will comply with the State Subdivision Map Act. Recordation of conditions, covenants, and restrictions (CC&Rs) prior to the final map is required to ensure common maintenance for the landscaping, driveways, and parking spaces.

¹ The storage of boats and other vehicles is not permitted and is currently illegal.

Project Issues

As indicated earlier, vehicle access for four of the five units are provided via a public alley at the rear of the property; directly across the alley are commercial retail uses zoned C2 (General Business). On July 28, 2003, Planning Commission approved Planning Application PA-02-48 and Tentative Map T-16448, to construct a 5-unit, 2-story, common interest development at 115 E. Wilson Street, units A through E. The site, like the subject property, has units (in this case, all five) that take vehicle access from a public alley behind an existing commercial retail center zoned C1 (Local Business).

The project was constructed and completed in January 2006. However, as of this date, only two of the five units have been sold and occupied. It is staff's opinion that one of the factors of the slow sales of these units is the fact that they were designed so that the units are oriented toward the alley (as opposed to a public street) as well as being directly behind an existing retail center.

It is staff's concern that, based on this prior project, the current project as designed will not be desirable for or conducive to owner-occupied detached single family residences. As a result, the project would not be consistent with the following objective of the City's General Plan Land Use Element:

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

Staff recommended to the applicant that the project be designed so vehicle access for all of the units is provided from Anaheim Avenue, instead of primarily from the public alley directly opposite commercial uses; however, the applicant indicated that this was not possible.

Staff also notes that although detached residential common interest development are allowed in the R2-MD zone, the zoning also allows for other types of residential developments such as attached townhomes or stacked units that could be more compatible with the alley orientation of the project and adjacent commercial uses.

GENERAL PLAN / REDEVELOPMENT PLAN CONSISTENCY

As indicated earlier, it is staff's opinion that the project as designed is not consistent with Objective LU-1A.4 of the General Plan Land Use Element which encourages the development of owner occupied housing where feasible to improve the balance between rental and ownership housing opportunities. Additionally, the project would not be compatible with the City's Downtown Redevelopment Project Area, which requires that developments be consistent with the objectives of the General Plan.

ENVIRONMENTAL DETERMINATION

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve PA-07-13 and T-17180. If the project is approved, appropriate findings would need to be made; or
2. Deny PA-07-13 and T-17180 as recommended by staff. If the project is denied, the project cannot be constructed, and the applicant could not submit substantially the same project for six months.

CONCLUSION

It is staff's opinion that the project, as currently designed, is not compatible with surrounding properties based upon the majority of units having only alley access, directly opposite commercial uses. Therefore, staff recommends denial of the project.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Draft Conditions of Approval
 Letter from City Engineer
 Letter from Applicant
 Zoning Map/Location Maps for Subject Site
 Location Map for 115 E. Wilson Street
 Plans

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

Albert Armijo
1117 Taft Street
Irvine, CA 92620

D'Alessio Investments
440 Fair Drive, 2nd Floor
Costa Mesa, CA 92626

File: 081307PA0713T17180	Date: 073007	Time: 3:00 p.m.
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RESOLUTION NO. PC-07-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF COSTA MESA DENYING PLANNING APPLICATION PA-07-13
AND TENTATIVE TRACT MAP T-17180**

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

WHEREAS, an application was filed by Albert Armijo, authorized agent for D'Alessio Investments, with respect to the real property located at 1758 through 1764 Anaheim Avenue, requesting approval to construct a five-unit, two-story, detached common interest development (condominiums) that does not meet the Residential Design Guidelines for second-to-first floor ratio for at least three of the units and second floor side setback for at least one of the units, in conjunction with a tentative tract map to facilitate the project; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on August 13, 2007.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **DENIES** Planning Application PA-07-13 and Tentative Tract Map T-17180 with respect to the property described above.

PASSED AND ADOPTED this 13th day of August, 2007.

Donn Hall, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

- A. The information presented does not comply with Costa Mesa Zoning Code Section 13-29(g)(14) because the project, as designed, is not compatible with surrounding properties. Specifically, vehicle access for four of the five units is provided via a public alley at the rear of the property, directly opposite commercial uses. The project as designed is not feasible or conducive for owner-occupied detached single family residences. Additionally, the project would not be compatible with the City's Downtown Redevelopment Project Area, which requires that developments be consistent with the objectives of the General Plan.
- B. The proposed does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
- The proposed development, as designed, is not compatible and harmonious with uses on surrounding properties.
 - The project is not consistent with the General Plan, specifically, General Plan Land Use Element Objective LU-1A.4 which encourages the development of owner occupied housing where feasible to improve the balance between rental and ownership housing opportunities.
 - The cumulative effect of all the planning applications have 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 15313 for New Construction. The evidence presented in the record as a whole indicates that the project will not individually or cumulatively have an adverse effect on wildlife resources or habitat.
- D. The project, as conditioned, is consistent with Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.
- E. The creation of the subdivision, as well as related improvements, is not consistent with the City's General Plan, Zoning Ordinances, and the City's Downtown Redevelopment Project Area as indicated in Finding "A" above.
- F. The proposed use of the subdivision is not compatible with the objectives, policies, general land use, and programs specified in the General Plan, specifically, General Plan Land Use Element Objective LU-1A.4 which encourages the development of owner occupied housing where feasible to improve the balance between rental and ownership housing opportunities..
- G. The subject property is not physically suitable to accommodate Tentative Tract

Map T-17180 in terms of type, design and density of development, as indicated in Finding "A" above.

- H. 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.
- I. The subdivision and development of the property will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.
- J. 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 (IF PROJECT IS APPROVED)**

- Plng.
1. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc, shall be blueprinted on the site plan and on all floor plans in the working drawings.
 2. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 3. The 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.
 4. 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 36 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site stormwater flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall be continuously maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
 5. The conditions of approval and ordinance or code provisions of Planning Application PA-07-13 and T-17180 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 6. To avoid an alley-like appearance, if driveways are paved with asphalt, they shall be developed without a center concrete swale. Design shall be approved by the Planning Division.
 7. The elevations of units visible from off-site shall have enhanced architectural details and window treatments per the direction of Planning staff.
 8. Applicant shall provide proof of establishment of a homeowner's association prior to release of any utilities.
 9. 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.
 10. Street addresses shall be displayed on the front of the house

adjacent to the main entrance or front door of each residence in a manner visible to the street and/or alley. Street address numerals shall be a minimum 4 inches in height with not less than ½-inch stroke and shall contrast sharply with the background.

11. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
12. The CC&R's shall require that garage spaces be used for parking purposes only. Any changes made to this provision shall require prior review and approval by the City of Costa Mesa.
13. All backflow prevention devices, transformers, and other utility equipment shall be screened from view in a manner approved by the Planning Division.
14. Block walls shall be provided on all perimeter lot lines. Block walls visible from streets or alleys shall be decorative block, subject to approval by the Planning Division.
- Eng. 15. 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.
16. Comply with the requirements contained in the letter prepared by the City Engineer dated June 28, 2007.



CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

June 28, 2007

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

SUBJECT: Tract No. 17180
LOCATION: 1758 Anaheim Avenue

Dear Commissioners:

Tentative Tract Map No. 17180 as furnished by the Planning Division for review by the Public Services Department, consisting of a one-lot subdivision for condominium purposes. Tentative Tract Map No. 17180 meets the approval of the Public Services Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.
2. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 97-11, and section 66491(a) of the Subdivision Map Act.
3. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.
4. In accordance with C.C.M.M.C. Section 13-230, the Subdivider shall submit street improvement plans and/or off-site plans at the time of first submittal of the Final Tract Map. Plan check fee shall be paid per C.C.M.M.C. Section 13-231.
5. The Final Tract Map and all off-site improvements required to be made, or installed by the Subdivider, shall meet the approval of the City Engineer. Prior to any on-site/off-site construction, permits shall be obtained from the City of Costa Mesa Engineering Division.
6. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
7. Vehicular and pedestrian access rights to Anaheim Avenue and alley shall be released and relinquished to the City of Costa Mesa except at approved access locations.

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8. The Subdivider shall submit a cash deposit of \$500 for street sweeping at time of issuance of a Construction Access permit. Full amount of deposit shall be maintained on a monthly basis prior to and during construction until completion of project.
9. A Subdivision Agreement and cash deposit or surety bond shall be submitted to the City Engineer to guarantee construction of off-site improvements. The amount shall be determined by the City Engineer.
10. The Subdivider's engineers shall furnish the Engineering Division a storm runoff study which shows existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site. This study to be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur.
11. Ownership and maintenance of the private on-site drainage facilities and parkway culverts and other common areas shall be transferred by the owner to the Homeowner Association to be formed pursuant to C.C.M.M.C. Section 13-41 (e) and said association shall indemnify and hold harmless the City for any liability arising out of or in any way associated with the connection of the private drainage system with the City's drainage system and shall execute and deliver to the City the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.
12. Fulfill the drainage fee ordinance requirements prior to the approval of the Tract Map.
13. Dedicate easements as needed for public utilities.
14. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approach per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager.
15. Submit for approval by the Engineering Division plans that show the repair/repavement of up to half the alley adjacent to the property per City standards.
16. Comply with streetscape & median development standards. Landscape the parkway per City of Costa Mesa's Streetscape and Median Development Standards, Section 3.0 "Public Rights-of-Way and Parkways-General Criteria".
17. Street lighting shall be provided as required by the Public Services Department, Transportation Services Division.
18. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sub article 12, Section 7-9-337 of the Orange County Subdivision Code.
19. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Sub article 12, Section 7-9-337 of the Orange County Subdivision Code.
20. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.

21. The elevations shown on all plans shall be on Orange County benchmark datum.
22. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.
23. Prior to occupancy on the Tract, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File of the recorded Tract Map & As-Built of the off-site plans, reproducible mylar of the recorded Tract Map and seven copies of the recorded Tract Map.

Sincerely,



FOR: Ernesto Munoz, P. E.
City Engineer

/ch (Engr. 2007/Planning Commission Tract 17180)

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES

JUL 25 2007
Hand delivered

July 24, 2007

Melvin E. Lee, AICP
Senior Planner
City of Costa Mesa
Development Service Department
77 Fair Drive
Costa Mesa, CA 92628-1200

SUBJECT: Planning Application PA-07-13 and Tentative Map T-17180; 1758 - 1764
Anaheim Avenue, Costa Mesa

Dear Mr. Lee:

The Applicant for the above Anaheim Avenue project requests addition of a Variance to allow a reduced average side structural setback for the second-story of Plan 4 on the submitted site plan and a Design Review/Minor Design Review to allow the areas of second floors of Plans 1, 3 and 4 to exceed 80 percent of the area of the respective first floors of those Plans. Our request originates from our wish to retain exterior decks on these units. The project site is located within the Downtown Project Area of the Costa Mesa Redevelopment Area and seeks to use design treatments, such as the proposed outside decks, to improve overall project design.

Proposed Variance

Our request for a Variance applies a reduction to the average side structural setback from the southern property line for the second story of Plan 4. It is our understanding Plan 4 is the only Plan (dwelling unit) that, as proposed, is not in compliance with City development standards for Common Interest Developments. The City of Costa Mesa requires an average second-story side structural setback of ten (10) feet. Staff has considered the open second-story deck on that side of the building in its setback calculation of 8'6" in that portion of the structure. This yields an average second-story side structural setback of 6'6". We wish to retain the open second-story deck as proposed with the reduced second story average side setback. We believe the open deck does not serve the same purpose as an enclosed portion of the structure and therefore should not be considered in average side setback calculations. The closest structural wall in this portion of the Plan 4 unit is 25'6" from the southern property line. Exclusion of the open deck from the second-story side structural setback calculation would yield an average second-story side structural setback of 10 feet, 4 inches, which complies with City development standards for Common Interest Developments.

There are special circumstances applicable to the project site that would cause strict application of the second-story side structural setback development standard to deprive the project site of privileges enjoyed by other properties in the project vicinity in

the Multiple Family Residential (High Density) zoning district. The shape of the project site confines product type to a more constrained development area within the property. The project site is irregular in configuration; that is, the project site is a polygon that becomes triangular at its easternmost portion. The project site varies in length (west-to-east) between Anaheim Avenue and the existing alley] between 50 feet adjacent to Anaheim Avenue and 110 feet in its central portion and extends 144.32 feet at an angle adjacent to the existing alley bordering the project site to the east. The project site varies in width (north-to-south) from 154.24 feet along the southern property line to 254.63 feet along the entire northern property line [100.07 feet in the northwestern portion of the project site; 147.61 feet in the northeastern portion of the project site. The irregular configuration of the project site directly affects our proposed average second-story side structural setback.

Deviation from the Common Interest Development second-story side structural setback will not be a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and in the Multiple Family Residential (High Density) zoning district. Structures on all other properties bordering the project site subject to Multiple Family Residential (High Density) zoning as the project site are single-story. Should these properties be improved or re-developed in the future with two-story structures, articulation of second-story elevations such as that proposed will be encouraged by City of Costa Mesa residential development guidelines.

Proposed Design Review/Minor Design Review

We request City approval of second story areas for Plans 1, 3 and 4 in excess of the City of Costa Mesa development guideline standard of 80 percent of first story areas. Our request is made to allow us to retain exterior decks on those units. Retention of the decks will result in second story coverage of 86 percent on Plan 1, 89 percent on Plan 3 and 92 percent on Plan 4. The proposed project meets the purpose and intent of the Residential Design Guidelines with consideration to compatibility with the established residential community. Project design is consistent with all Common Interest Development standards with the exception of average second-story side structural setbacks and percentage of second-story area in comparison to first-story area. Project design includes articulated structural elevations, extensive use of windows with peripheral trim, arched doorways and exterior building materials include flat and "S" tile roofing, stucco, wooden fascia, terra cotta tiles and varied roof forms. Landscaping is proposed within the interior and along the periphery of the project site.

Project design has reduced visual prominence associated with construction of a two-story house or addition in a predominantly single-story neighborhood through appropriate transitions between the first and second floors and provision of second floor offsets to avoid unrelieved two-story walls. All proposed units have extensive articulation to at least three sides of the structure. Window treatments on second stories are positioned to minimize impact on existing adjacent single-story structures.

It is the hope of the project applicant that the development proposed will act as a catalyst to improved property development in the project neighborhood. Project development as proposed will rehabilitate the property by demolishing the deteriorating residential and garage structures on the site and replacing those structures with five new detached single-family condominium residences. Four units [Plans 1, 2, 3 and 5] are focused around a central landscaped courtyard traversed by paved pedestrian walkways and containing a decorative wooden bench. These units take pedestrian access from Anaheim Street via a paved walkway extending from Anaheim Street into the central portion of the project site. This walkway includes

decorative pavers, plantings and a water wall. One residential unit (Plan 4) fronts and takes direct pedestrian and vehicular access from Anaheim Street. Three of the proposed units take vehicular access an auto courtyard in the south-eastern portion of the project site. Guest parking also is provided in this portion of the project site. Vehicular access to the four units not bordering Anaheim Street is via the paved alley adjacent to the project site to the east. Project development will include paved improvements to the alley adjacent to the project site and landscaping between proposed residences and the alley. Project development also will include removal of used automobiles stored on the property, replacement of the chain link fence with new vinyl fencing around the site perimeter extensive decorative paving and landscaping, a water wall and decorative benches within a landscaped courtyard in the project interior. These project components will improve the aesthetic condition of the project site and the project neighborhood and, as a result, may prove a catalyst in promoting additional re-development and improvements in the project vicinity. In addition, no significant or negative impacts related to earth movement or surface drainage will result from project development.

Thank you for this opportunity to work with the City of Costa Mesa.

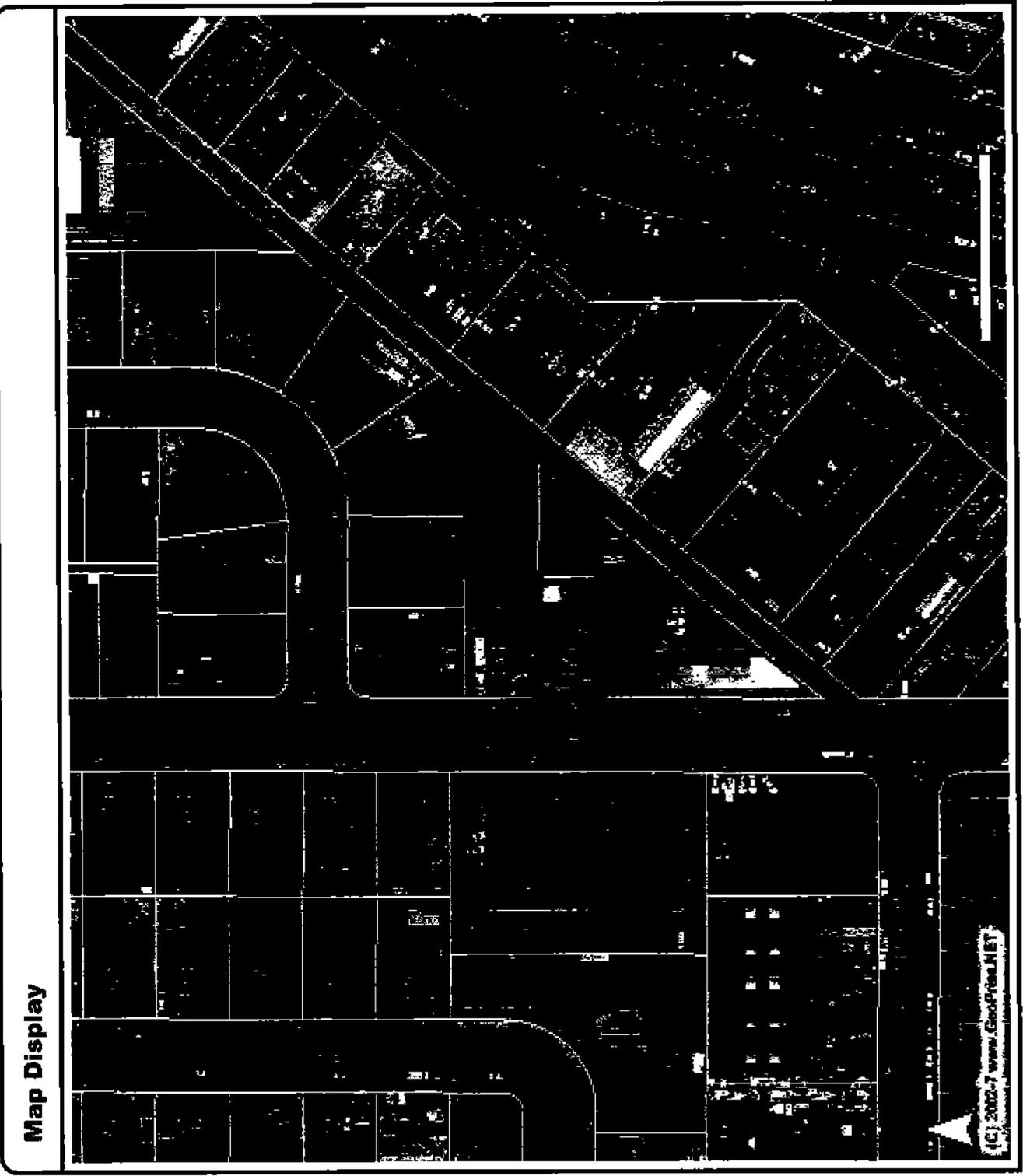
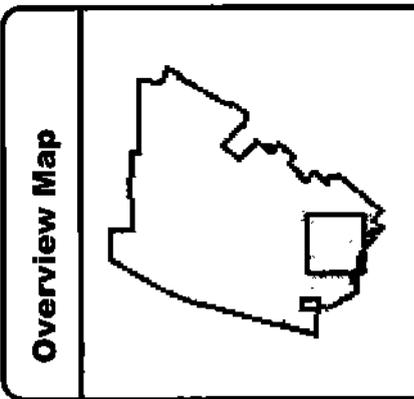
Yours truly,



Albert Armijo
Planning Consultant
Agent for Applicant

City of Costa Mesa

CITY OF COSTA MESA - [Created: 7/26/2007 7:55:34 AM] [Scale: 154.95] [Page: 8.5 x 11 / Landscape]



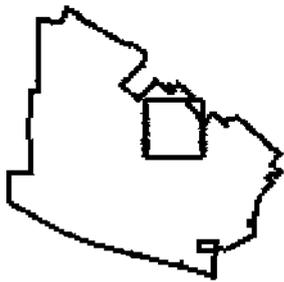
Legend

Address Medium	Street Centerlines
Address Points	Parcel Lines
Waterway Lines	City Boundary
Hydrology Channel-lines	Water Ways
Street Names	Dwelling General

Document Title



Overview Map



Map Display



Legend

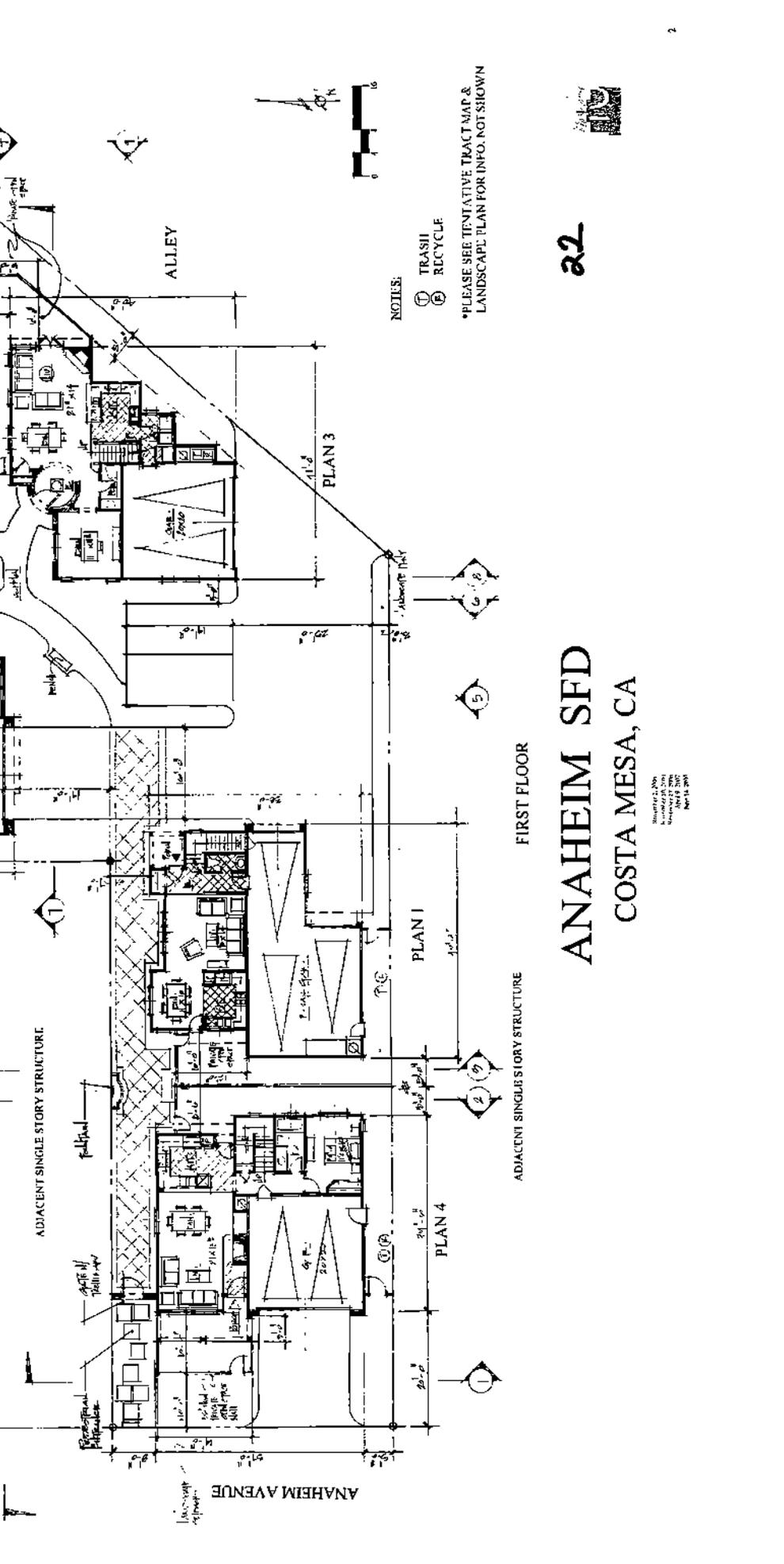
Address Medium	SECONDARY Waterway Lines
Address Points	Hydrology Channels
Freeway Roads	Street Names
Collector Freeway	
Major Newport BLVD	
Primary (cont)	

TABULATIONS:

PLAN 1	PLAN 2	PLAN 3	PLAN 4	PLAN 5
3 BR., 2.5 BA	3 BR., 2.5 BA	3 BR., 2.5 BA	4 BR., 3 DA	4 BR., 3 DA
TOTAL FOOT PRINT				
APPROX. 1,217 S.F.	APPROX. 1,115 S.F.	APPROX. 1,218 S.F.	APPROX. 1,540 S.F.	APPROX. 1,540 S.F.
APPROX. 533 S.F. (43%)	APPROX. 705 S.F. (63%)	APPROX. 785 S.F. (64%)	APPROX. 620 S.F. (40%)	APPROX. 620 S.F. (40%)
APPROX. 303 S.F. (25%)	APPROX. 323 S.F. (29%)	APPROX. 343 S.F. (28%)	APPROX. 983 S.F. (64%)	APPROX. 983 S.F. (64%)
APPROX. 1,812 S.F. (148%)	APPROX. 1,812 S.F. (163%)	APPROX. 1,749 S.F. (144%)	APPROX. 1,485 S.F. (96%)	APPROX. 1,485 S.F. (96%)
APPROX. 683 S.F. (56%)	APPROX. 683 S.F. (61%)	APPROX. 683 S.F. (56%)	APPROX. 179 S.F. (12%)	APPROX. 179 S.F. (12%)
* NOT INCLUDED IN TOTAL S.F.				

PLAN 1	PLAN 2	PLAN 3	PLAN 4	PLAN 5
3 BR., 2.5 BA	3 BR., 2.5 BA	3 BR., 2.5 BA	4 BR., 3 DA	4 BR., 3 DA
TOTAL FOOT PRINT				
APPROX. 1,031 S.F.				
APPROX. 944 S.F. (91%)				
APPROX. 85 S.F. (8%)				
APPROX. 1,031 S.F. (100%)				

ADJACENT TWO-STORY STRUCTURE -
(SEE TENTATIVE TRACT MAP FOR ADDITIONAL INFO)



- NOTES:**
- ① TRASH
 - ② RECYCLE
- * PLEASE SEE TENTATIVE TRACT MAP & LANDSCAPE PLAN FOR INFO. NOT SHOWN

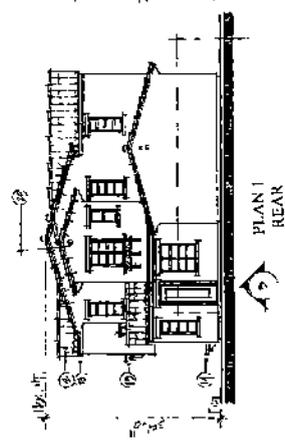
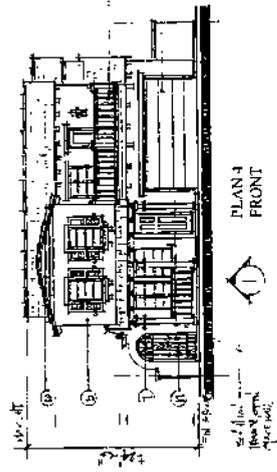
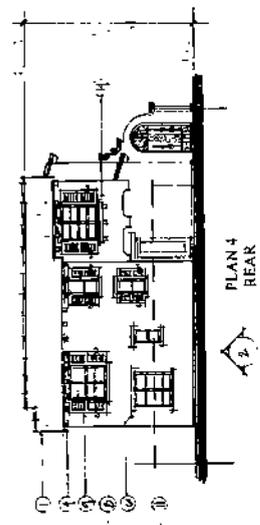
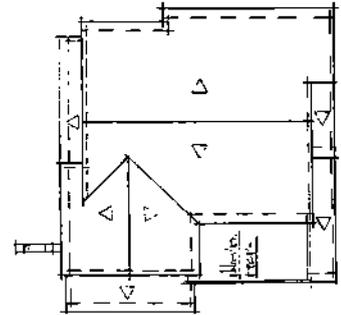
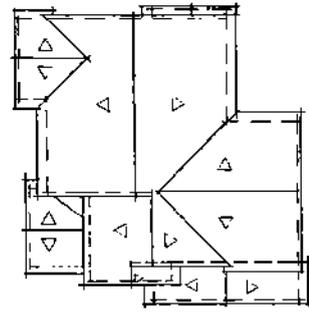
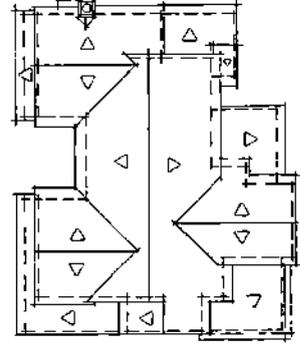
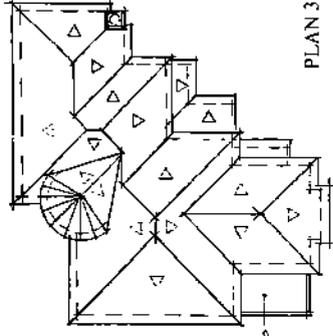
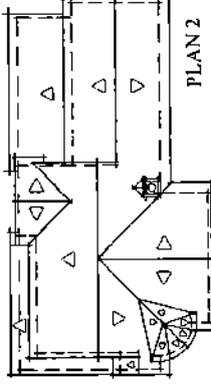
FIRST FLOOR

ANAHEIM SFD
COSTA MESA, CA

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Revised: 11/11/2011
 Drawn by: [Name]
 Checked by: [Name]
 Date: 11/11/2011





PLAN 1-5 REAR ELEVATION
 TYP. IN 1/8"

ROOF PLAN

EXTERIOR CURBLINE MATERIALS

1. CONCRETE - FLAT ROOFING
2. CONCRETE - 5" THICK ROOFING
3. CONCRETE - 4" THICK ROOFING
4. ASPHALT/FLY ASH
5. SHINGLE - 30 YEAR
6. SHINGLE - 20 YEAR
7. SHINGLE - 15 YEAR
8. SHINGLE - 10 YEAR
9. SHINGLE - 5 YEAR
10. SHINGLE - 3 YEAR
11. SHINGLE - 2 YEAR
12. SHINGLE - 1 YEAR
13. SHINGLE - 6 MONTH
14. SHINGLE - 3 MONTH
15. SHINGLE - 1 MONTH
16. SHINGLE - 6 WEEKS
17. SHINGLE - 3 WEEKS
18. SHINGLE - 1 WEEK
19. SHINGLE - 3 DAYS
20. SHINGLE - 1 DAY

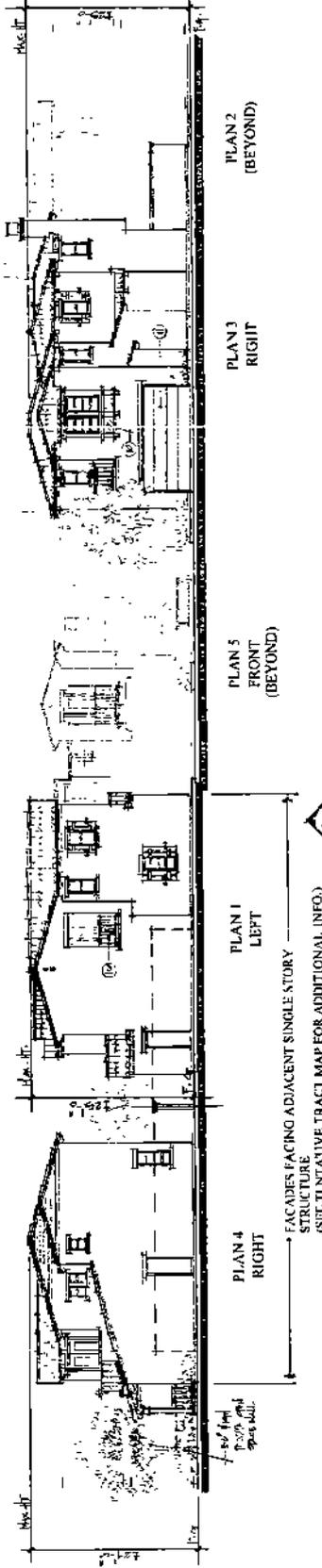
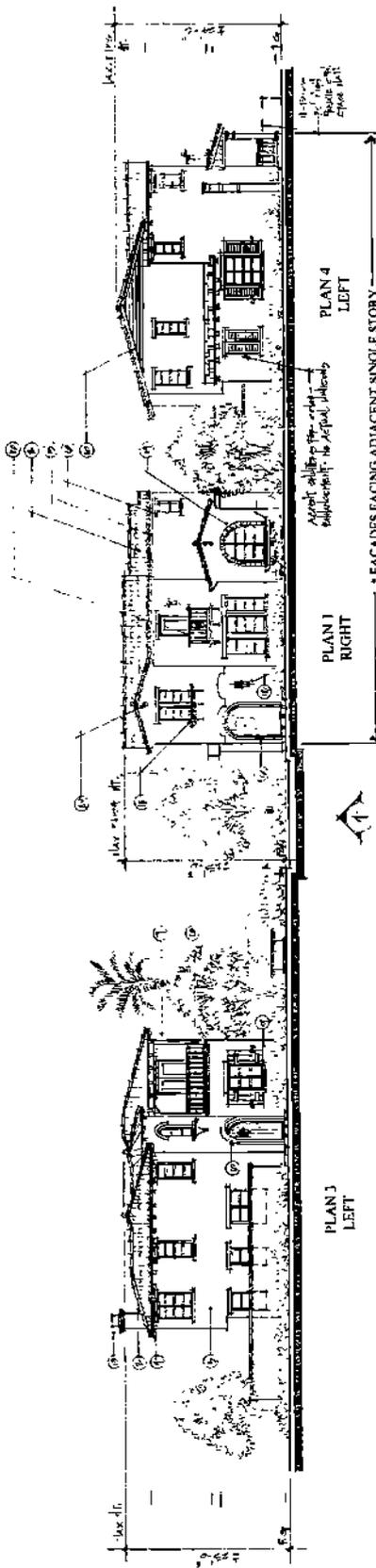


ANAHEIM SFD

COSTA MESA, CA

Scale: 1/8" = 1'-0"
 1/4" = 1'-0"
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"

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EXTERIOR BUILDING MATERIALS

- 1. CONCRETE (LEVEL 1) FINISHING
- 2. CONCRETE (LEVEL 2) FINISHING
- 3. CONCRETE (LEVEL 3) FINISHING
- 4. CONCRETE (LEVEL 4) FINISHING
- 5. CONCRETE (LEVEL 5) FINISHING
- 6. CONCRETE (LEVEL 6) FINISHING
- 7. CONCRETE (LEVEL 7) FINISHING
- 8. CONCRETE (LEVEL 8) FINISHING
- 9. CONCRETE (LEVEL 9) FINISHING
- 10. CONCRETE (LEVEL 10) FINISHING
- 11. CONCRETE (LEVEL 11) FINISHING
- 12. CONCRETE (LEVEL 12) FINISHING
- 13. CONCRETE (LEVEL 13) FINISHING
- 14. CONCRETE (LEVEL 14) FINISHING
- 15. CONCRETE (LEVEL 15) FINISHING
- 16. CONCRETE (LEVEL 16) FINISHING
- 17. CONCRETE (LEVEL 17) FINISHING
- 18. CONCRETE (LEVEL 18) FINISHING
- 19. CONCRETE (LEVEL 19) FINISHING
- 20. CONCRETE (LEVEL 20) FINISHING

ANAHEIM SFD

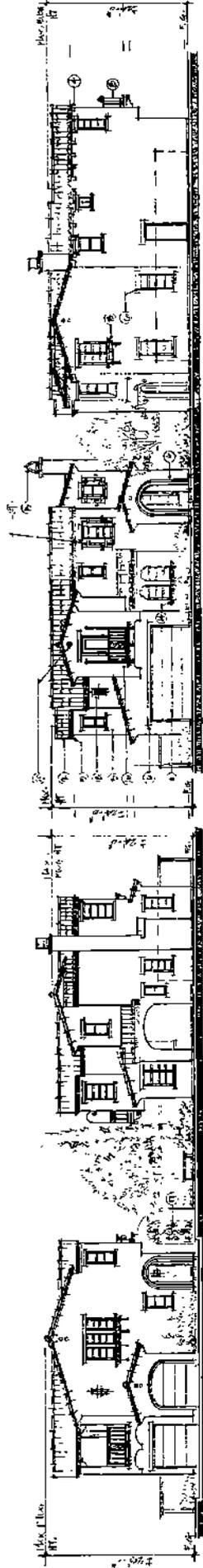
COSTA MESA, CA

ELEVATIONS



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November 7, 2008
November 10, 2008
November 11, 2008
November 11, 2008



PLAN 1
FRONT

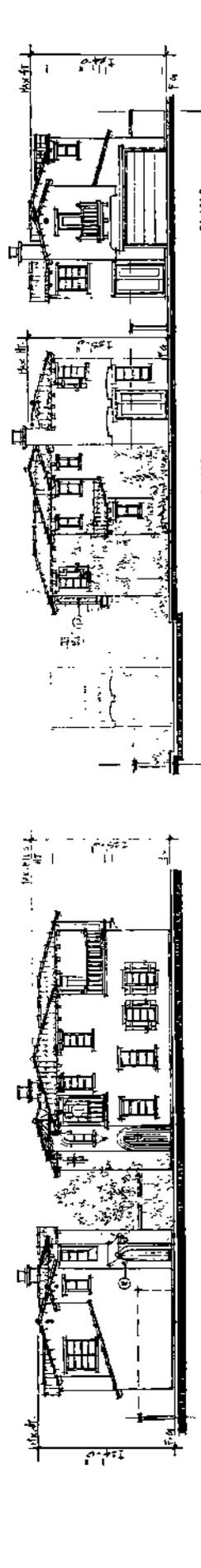
PLAN 2
RIGHT

PLAN 1
FRONT

PLAN 2
RIGHT

VIEW FROM COURTYARD

VIEW FROM COURTYARD



PLAN 1
FRONT
(BEYOND)

PLAN 2
REAR

PLAN 1
FRONT

PLAN 2
REAR

VIEW FROM ALLEY

VIEW FROM ALLEY



ELEVATIONS

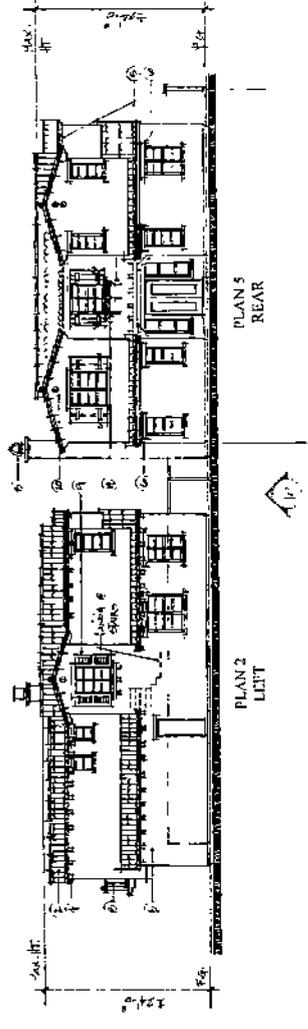
ANAHEIM SFD
COSTA MESA, CA



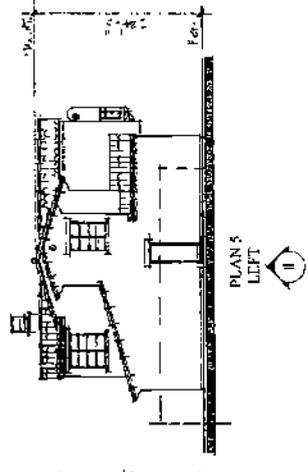
EXTERIOR FINISHING MATERIALS

- 1. CONCRETE (PAVING) (CONCRETE)
- 2. STUCCO (WALLS) (STUCCO)
- 3. STUCCO (ROOF) (STUCCO)
- 4. STUCCO (BASE) (STUCCO)
- 5. STUCCO (BASE) (STUCCO)
- 6. STUCCO (BASE) (STUCCO)
- 7. STUCCO (BASE) (STUCCO)
- 8. STUCCO (BASE) (STUCCO)
- 9. STUCCO (BASE) (STUCCO)
- 10. STUCCO (BASE) (STUCCO)
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- 12. STUCCO (BASE) (STUCCO)
- 13. STUCCO (BASE) (STUCCO)
- 14. STUCCO (BASE) (STUCCO)
- 15. STUCCO (BASE) (STUCCO)
- 16. STUCCO (BASE) (STUCCO)
- 17. STUCCO (BASE) (STUCCO)
- 18. STUCCO (BASE) (STUCCO)
- 19. STUCCO (BASE) (STUCCO)
- 20. STUCCO (BASE) (STUCCO)

REVISED: 2006
REVISED: 2006
REVISED: 2006
REVISED: 2006



• FACADE FACING ADJACENT TWO-STORY STRUCTURE (SEE TENTATIVE TRACT MAP FOR ADDITIONAL INFO.)



• FACADE FACING ADJACENT SINGLE STORY STRUCTURE (SEE TENTATIVE TRACT MAP FOR ADDITIONAL INFO.)

ELEVATIONS



ANAHEIM SFD
COSTA MESA, CA

November 2009
November 2009
November 2009

EXTERIOR BUILDING MATERIALS

1. CONCRETE CURB FOOTING
2. 4" x 8" SIPS JOIST
3. ASPHALT
4. ASPHALT/FLY ASH
5. 2" X 4" STUDS
6. 2" X 6" RAFTERS
7. 2" X 8" RAFTERS
8. 2" X 10" RAFTERS
9. 2" X 12" RAFTERS
10. 2" X 14" RAFTERS
11. 2" X 16" RAFTERS
12. 2" X 18" RAFTERS
13. 2" X 20" RAFTERS
14. 2" X 22" RAFTERS
15. 2" X 24" RAFTERS
16. 2" X 26" RAFTERS
17. 2" X 28" RAFTERS
18. 2" X 30" RAFTERS
19. 2" X 32" RAFTERS
20. 2" X 34" RAFTERS
21. 2" X 36" RAFTERS

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