



PLANNING COMMISSION AGENDA REPORT

VI. 6

MEETING DATE: AUGUST 13, 2007

ITEM NUMBER:

**SUBJECT: PARCEL MAP PM-07-150
150 ROCHESTER STREET, COSTA MESA**

DATE: AUGUST 2, 2007

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

DESCRIPTION

The applicant proposes an airspace subdivision of a previously approved 2-unit residential development (Planning Application PA-07-06) for condominium purposes.

APPLICANT

The applicants are Bahman and Farideh Bahrami, who are also the owners of the property.

RECOMMENDATION

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

MEL LEE, AICP
Senior Planner

R. MICHAEL ROBINSON, AICP
Asst. Development Services Director

BACKGROUND/DISCUSSION

On June 11, 2007, Planning Commission approved Planning Application PA-07-06, to construct a two unit, 2-story, residential common interest development. The subject site is zoned R2-HD with a General Plan designation of High Density Residential.

The applicant is requesting approval of the parcel map that will facilitate the project. The map will allow the units to be sold independent of one another. No physical changes to the project as approved are proposed. The map complies with City Codes and the State Subdivision Map Act.

The staff report and approved plans for PA-07-06 is attached to this report for reference.

GENERAL PLAN CONSISTENCY

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.

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.

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

Approval of the parcel map will facilitate ownership units as approved by the Planning Commission under Planning Application PA-07-06. Staff does not anticipate any land use impacts as a result of the subdivision map.

Attachments: Draft PC Resolution
 Exhibit "A" – Draft Findings
 Exhibit "B" – Draft Conditions of Approval
 Staff Report for PA-07-06 and PC Resolution
 Location Map
 Parcel Map

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

Bahman and Farideh Bahrami
24722 Mandeville Drive
Laguna Hills, CA 92653

File: 081307PM07150	Date: 072607	Time: 3:00 P.M.
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RESOLUTION NO. 07-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PARCEL MAP PM-07-
150**

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

WHEREAS, an application was filed by property owners Bahman and Farideh Bahrami, requesting approval of a parcel map to facilitate a two-unit residential condominium development previously approved under Planning Application PA-07-06 located at 150 Rochester Street in an R2-HD zone;

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", subject to the conditions in Exhibit "B," the Planning Commission hereby **APPROVES** Parcel Map PM-07-150 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-07-150 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 13th day of August, 2007.

Donn Hall, 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 for minor land divisions.
- 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 is compatible with the City's General Plan.
- F. The subject property is physically suitable to accommodate Parcel Map PM-07-150 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-07-06 shall be complied with.
 2. 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 for reference.
 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

VI.5

MEETING DATE: JUNE 11, 2007

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-07-06
150 ROCHESTER STREET

DATE: MAY 31, 2007

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

DESCRIPTION

The applicant is requesting approval of a design review to construct a two-unit, two-story condominium project that does not comply with the Residential Design Guidelines and a variance from parkway driveway landscaping requirements.

APPLICANT

Bahman Bahrami is the property owner and applicant for this project.

RECOMMENDATION

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

Handwritten signature of Wendy Shih in black ink.

WENDY SHIH
Associate Planner

Handwritten signature of R. Michael Robinson in black ink.

R. MICHAEL ROBINSON, AICP
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 150 Rochester Street Application: PA-07-06

Request: Design review to construct a two-unit, two-story condominium project that does not meet the Residential Design Guidelines and a variance from driveway parkway landscaping requirements.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	<u>R2-HD</u>	North:	<u>Surrounding properties</u>
General Plan:	<u>High Density Residential</u>	South:	<u>are all R2-HD</u>
Lot Dimensions:	<u>50 ft. x 140.08 ft.</u>	East:	<u>residentially zoned</u>
Lot Area:	<u>7,004 sq.ft.</u>	West:	<u>and developed.</u>
Existing Development:	<u>Single-family residence (to be demolished).</u>		

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>		<u>Proposed/Provided</u>	
Lot Size:				
Lot Width	100 ft.		50 ft. ¹	
Lot Area	12,000 sq. ft.		7,004 sq.ft. ¹	
Density:				
Zone/General Plan	1 du/3,000 sq.ft.		1 du/3,502 sq.ft.	
Building Coverage:				
Buildings	N/A		33% (2,337 sq.ft.)	
Paving	N/A		27% (1,861 sq.ft.)	
Open Space	Minimum 40% (2,801 sq. ft.)		40% (2,806 sq.ft.)	
TOTAL	100%		100%	
Private Open Space:	Minimum 10 ft. dimension		Minimum 15 ft. dimension	
Building Height:	2 stories/27 ft.		2 stories/22 ft.	
Ratio of 2 nd floor to 1 st floor ² :	<u>Front Unit</u> 80% (1,067 sq.ft.)	<u>Rear Unit</u> 80% (802 sq.ft.)	<u>Front Unit</u> 82% (1,092 sq.ft.)	<u>Rear Unit</u> 77% (776.5 sq.ft.)
Setbacks:				
Front	20 ft.		22 ft.	
1 st Floor Side (left/right)	5 ft./5 ft.		5 ft./11 ft.	
2 nd Floor Side ² (left/right)	10 ft. average		<u>Front Unit</u> 10 ft. avg./11 ft.	<u>Rear Unit</u> 10 ft. avg./20 ft.
Rear (1 st floor/2 nd floor)	10 ft./20 ft.		20 ft./22 ft.	
Parking:				
Covered	4		4	
Open	4		4	
TOTAL	8 Spaces		8 spaces	
Parkway Landscaping	Minimum 10 ft. combined width		3 ft. combined width ³	
CEQA Status	Exempt, Class 3			
Final Action	Planning Commission			

- 1 Existing, nonconforming.
- 2 Residential design guidelines.
- 3 Variance requested.

PROJECT DESCRIPTION

The subject property is located mid-block between Newport Boulevard and Orange Avenue, on the north side of Rochester Street. It is surrounded by R2-HD (Multiple-Family Residential, High Density) zoned properties. The applicant proposes to construct two, two-story condominium units on the lot.

A parcel map to facilitate the condominium project will be required to be processed and recorded before construction of the units can begin. If the project is approved, the applicant will submit a parcel map application at a later date.

ANALYSIS

DESIGN REVIEW

New residential common interest development projects (condominiums) are subject to a design review, which requires Planning Commission consideration. This allows review of the structures' scale, site planning, landscaping, appearance, and any other applicable features relative to a compatible and attractive development.

To minimize second story mass, the City's residential design guidelines recommend that the second floor not exceed 80% of the first floor area and the second story be set back an average of 10 feet from the side property lines. The proposed second floor to first floor ratios are 82% for the front unit and 80% for the rear unit. Both second floor side elevations satisfy the design guidelines with minimum 10-foot average side setbacks. It is staff's opinion that the buildings incorporate variation in depth of floor plans, rooflines, multiple building planes, and offsets to provide architectural interest and visual relief from off-site.

Staff has conducted a field inspection and is of the opinion that the proposed development would not negatively impact the surrounding properties or aesthetics of the neighborhood. There are several 2-story residences in the area so it would not appear out of place or obtrusive. The second floor windows are also designed so as to minimize privacy impacts and direct views into windows on the adjacent properties. The applicant has agreed to a condition requiring raising the second floor "bedroom 2" windows for both units to eliminate view impacts on the adjacent property to the west.

DRIVEWAY PARKWAY LANDSCAPING VARIANCE

A variance is required for driveway parkway landscaping (10 feet combined width required; 3 feet proposed) to accommodate the project. It is staff's opinion that special circumstances applicable to the property exist to justify approval of the variance. Specifically, the lot is nonconforming with regards to lot width (100 feet required; 50 feet existing).

The original intent of the driveway landscaping requirement was to provide visual relief for driveways serving multiple-family or common interest developments, where driveways are often longer (e.g. 300 feet deep lots). The shorter depth of this lot (140

feet), and the resultant shorter length of the driveway (93 feet), reduces the visual impact the driveway will have. The applicant proposes a 1-foot landscape strip along the eastern property line to allow vines to grow along the wall and a 2-foot landscape strip on the house side to provide a break in the driveway as well as the building elevation. The applicant has also agreed to a condition requiring decorative paving for driveways within the front setback to further break up the driveway paving. In staff's opinion, this will soften the appearance of the driveway, consistent with the intent of the Zoning Code.

GENERAL PLAN CONFORMITY

The property has a General Plan designation of High Density Residential. Under this designation two dwelling unit are allowed on the subject property. Therefore, the proposal is consistent with the use and density allowed by the City's General Plan. Approval of the condominiums will also satisfy General Plan Goal LU-1A.4 that encourages additional home ownership opportunities in the City.

ALTERNATIVES

If the planning application is approved, it would allow the construction of the project as proposed.

If the application is denied, the property could not be built as proposed. The applicant could not submit substantially the same type of project for six months.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15303 for New Construction.

CONCLUSION

The proposed development, as conditioned, satisfies all applicable Code requirements and the intent of the residential design guidelines. The nonconforming lot width provides justification for the driveway parkway landscaping variance and some landscaping and decorative paving will be installed to provide visual relief from off-site. Approval of the project will allow redevelopment of the lot and provide additional home ownership opportunities in the City.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Draft Conditions of Approval
 Zoning/Location Map
 Plans

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

Bahman Bahrami
24722 Mandeville Dr.
Laguna Hills, CA 92653

File: 061107PA0706	Date: 052407	Time: 4:30 p.m.
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RESOLUTION NO. PC-07- 47

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-07-06**

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

WHEREAS, an application was filed by property owner Bahman Bahrami, with respect to the real property located at 150 Rochester Street, requesting approval of a design review to construct two, two-story condominium units with a variance from driveway parkway landscaping, in the R2-HD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 11, 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-07-06 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-07-06 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 11th day of June 2007.



Donn Hall, Chair
Costa Mesa Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
- a. The proposed 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 building 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 Medium Density Residential. Under this designation two dwelling units are allowed on the subject property and two dwelling units are proposed. Approval of the condominiums will also satisfy General Plan Goal LU-1A.4 that encourages additional home ownership opportunities in the City.
 - d. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. 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 the variance from driveway parkway landscaping requirements. Specifically, the lot is nonconforming with regards to lot width. The original intent of the driveway landscaping was to provide visual relief for driveways serving multiple-family and common-interest developments where driveways are often longer. The shorter depth of this lot will not create a negative visual impact. Additionally, decorative paving and landscaping will be provided to soften the appearance of the driveway. The deviation granted is the minimum necessary to accommodate the proposed development and does not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is located.
- C. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(14) in that the proposed development, as conditioned, is substantially compatible and harmonious with existing and/or anticipated development on surrounding properties. This includes site planning, landscaping, appearances, scale of structures, location of windows, and any other applicable features relative to a compatible and attractive development. Specifically, the project is consistent with the City's General Plan and Zoning Code, and the City's Residential Design Guidelines. The project is of a character and scale compatible with the neighborhood. The buildings incorporate multiple building planes and offsets, and elevations with stepping forms both horizontally and vertically to provide architectural interest. The second story windows are also placed so as to minimize privacy impacts and direct views into windows of adjacent residences. Approval of the condominium units will also provide additional home ownership opportunities in the City.
- D. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's 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.

- F. The setback relating to the "bedroom 2" windows on the west elevation is sufficient to provide a reasonable degree of privacy to the neighbor.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng.
1. The approved address of individual units (A and B) shall be blueprinted on the site plan and on all floor plans in the working drawings as part of the plan check submittal package.
 2. Raise the second floor "bedroom 2" windows on the west elevation of both units to a minimum 5 ft. above finished floor.
 3. Prior to issuance of building permits, applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
 4. The subject property's ultimate finished grade level may not be filled/raised in excess of 30" above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable onsite 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 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.
 5. 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.
 6. The site plan submitted with initial working drawings shall contain a notation specifying the project is a 2-unit, common interest (condominium) development.
 7. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
 8. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). Ground-mounted equipment shall not be located in any landscaped setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning staff.
 9. Homeowners Association CC&Rs shall include a requirement that residents park in garages.
 10. The CC&Rs shall include a provision mandating binding arbitration in the event of any dispute between the two property owners relating to the homeowner's association.
 11. Applicant shall provide proof of establishment of a homeowner's association prior to release of any utilities.
 12. The conditions of approval, code requirements, and special district requirements of Planning Application PA-07-06 shall be blueprinted on the face of the site plan as part of the plan check submittal package.

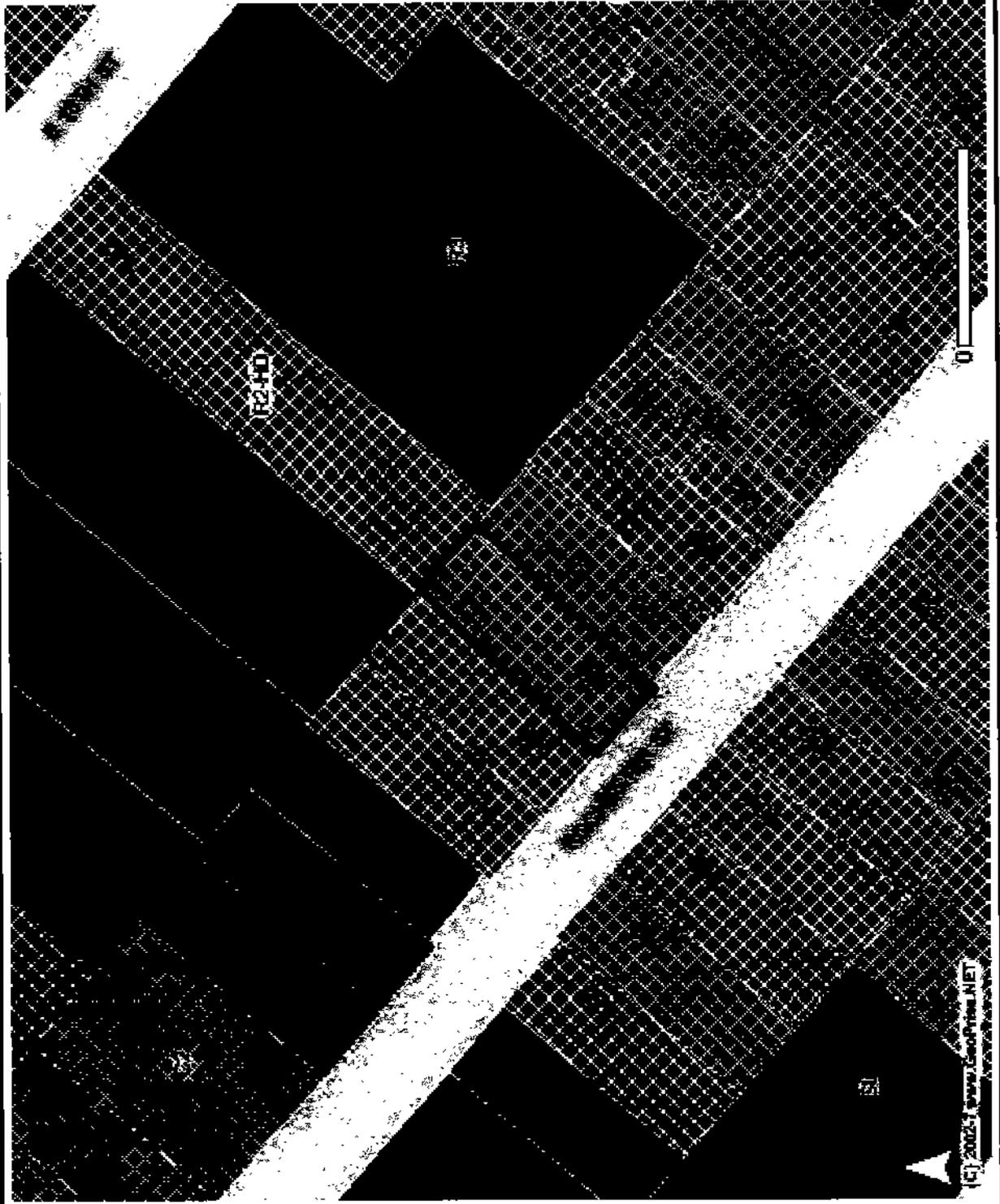
13. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the release of utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
14. Grading, materials delivery, equipment operation, and other construction-related activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and 8 a.m. to 6 p.m. 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.
15. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, additional second story windows, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process such as a design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
16. 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.
17. 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.

Eng.

Overview Map



Map Display



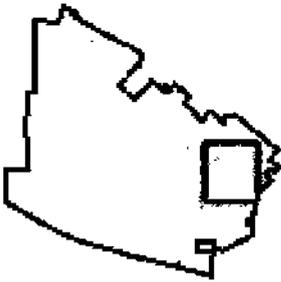
Legend

Address Range	Zoning
Address Points	AP
Street Names	C1
Parcel Lines	C1-S
City Boundary	C2
	CL
	MR
	MR-S
	MG
	MP
	P
	PDC
	PDI
	PDR-HD
	(cont)

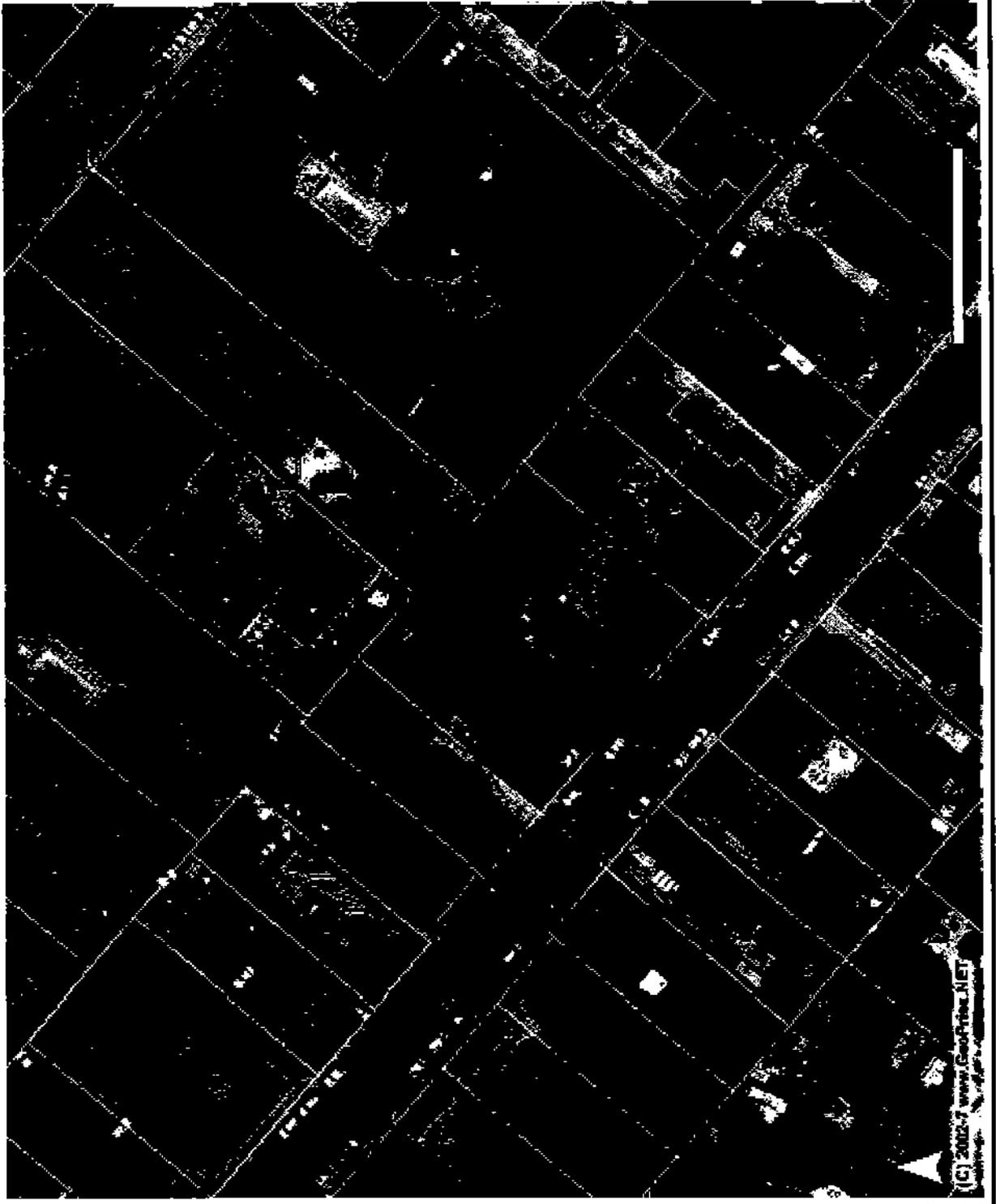
City of Costa Mesa

150 ROCHESTER STREET - [Created: 5/16/2007 4:59:16 PM] [Scale: 114.79] [Page: 8.5 x 11 / Landscape]

Overview Map



Map Display



Legend

- Address Large
- Address Points
- Street Names
- Parcel Lines
- City Boundary
- Dwelling General
- Level 1 Ortho Photo
- Ortho Photography
- Parcels city

TENTATIVE PARCEL MAP NO. 2007-150

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE,
STATE OF CALIFORNIA.

BEING A RE-SUBDIVISION OF LOT 13 OF TRACT MAP NO. 442 AS
RECORDED IN MAP BOOK 18 PAGE 43 OF MISCELLANEOUS MAPS
IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

FOR CONDOMINIUM PURPOSES

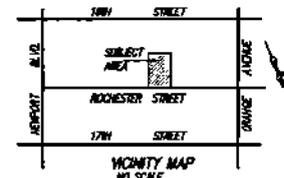
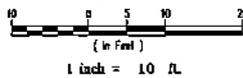
OWNER AND DEVELOPER

MR & MRS BAHRAM
24722 MANDEVILLE DRIVE
LAGUNA HILLS, CA. 92653
PHONE: (949) 945-8822

PROJECT ADDRESS

150 ROCHESTER STREET
COSTA MESA, CA. 92627

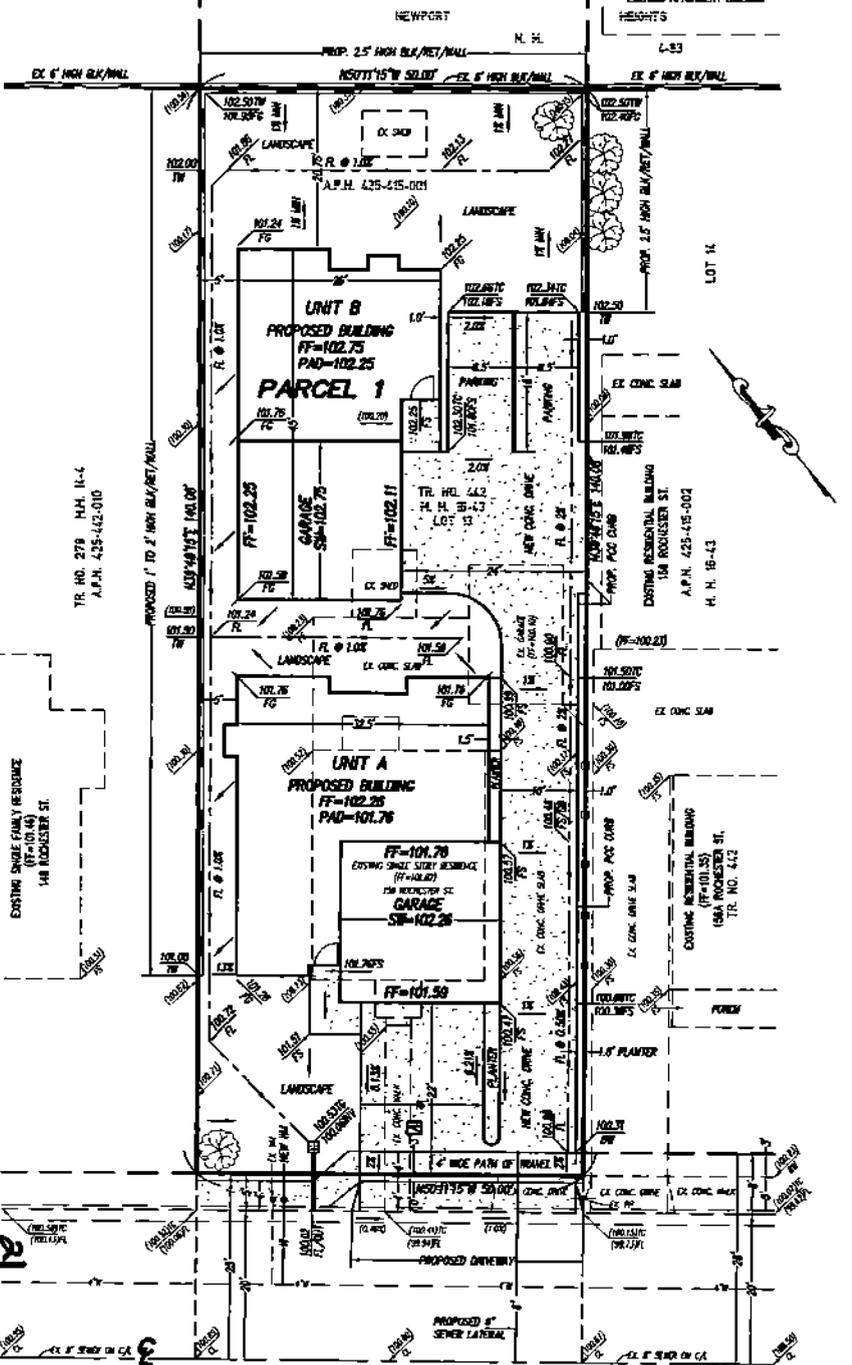
Graphic Scale



TR. NO. 279 H.M. 11-4
A.P.M. 425-443-011
EXISTING APARTMENT BUILDING

A.P.M. 425-415-022
EXISTING APARTMENT BUILDING

A.P.N. 425-415-021
EXISTING APARTMENT BUILDING
HEIGHTS
L-83



LEGEND

EX. ELEVATIONS	(01.02)	CENTERLINE	CL
PROPOSED ELEVATIONS	0.00	SEWER MAIN	S
TOP OF CURB	TC	WATER MAIN	W
FLOW LINE	FL	WATER METER	WM
POWER POLE	PP	GAS METER	GM
SEWER CLEANOUT	SC	EMERGENCY FUEL BOX	EFB
FINISH SURFACE	FS	CHECK BASIN	CB
WATER MAIN	WM	SEWER MANHOLE	SMH
EDGE OF PAVEMENT	EP	AGGREGATE PAVING	AC

- ### GENERAL NOTES
- EXISTING ZONING ----- L2-HD
 - PROPOSED ZONING ----- L2-HD
 - EXISTING USE ----- ONE SINGLE FAMILY RESIDENCE
 - PROPOSED USE ----- 2 SEPARATE CONDOMINIUM UNITS
 - TELEPHONE BY ----- PACIFIC BELL
 - SEWER BY ----- COSTA MESA SANITATION DISTRICT
 - WATER BY ----- MESA CONSOLIDATED WATER DISTRICT
 - ELECTRIC BY ----- SOUTHERN CALIFORNIA Edison CO.
 - GAS BY ----- SOUTHERN CALIFORNIA GAS COMPANY
 - CABLE BY ----- ANAHEIM CABLE COMPANY
 - NUMBER OF PARCELS ----- ONE
 - TOTAL GROSS AREA ----- GROSS & NET: 0.141 AC
 - ASSESSOR'S PARCEL NO. ----- 425-415-002
 - FLOOD MAP ----- COMMUNITY PANEL NO. 0202020201
 - COMMUNITY ID NO. 0202020201
 - PANEL NOT PRINTED, NOT IN FLOOD ZONE

BENCH MARK

△ CENTER CURB BET. 3RD COUL. HIGH AND ORANGE
BENCH MARK NO. 3
ELEVATION: 97.01

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREIN ARE BASED ON THE CENTERLINE OF ROCHESTER STREET BEING 119°27'50"W AS SHOWN ON TRACT MAP NO. 1788 RECORDED IN BOOK 507 PAGES 17 & 18 IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

PROPOSED 1' WIDE EASEMENT FOR PEDESTRIAN PATH OF TRAVEL PURPOSES TO BE RECORDED PER PARCEL MAP.

PLANS PREPARED BY:
H. M. T. & ASSOCIATES
P. O. BOX 17518
ANAHEIM, CA. 92817
PHONE: (714) 404-3761
E-MAIL: PAPPURM@GOLDONLINE.COM



PREPARED UNDER THE SUPERVISION OF
H. M. T. \$ 38.07
H. M. T. & ASSOCIATES, 207th ST., L332009 DATE

DATE OF PREPARATION: MAY 10, 2007

**TENTATIVE PARCEL
MAP NO. 2007-150**

OWNER:

MR. & MRS. BAHRAMI

24722 MANDEVILLE DR.
LAGUNA HILLS, CA 92653

(949) 916-8412

PROPERTY ADDRESS:

150 ROCHESTER ST.
COSTA MESA, CA 92627

LEGAL DESCRIPTION:

PARCELS: 425-415-01
TRACT: 442
LOT #: 13

ZONING: R2-HD

BUILDING INFORMATION:

NO OF DWELLING UNITS: TWO

OCCUPANCY: R-3/U-1

CONSTRUCTION TYPE: M-N

NUMBER OF STORIES: TWO

CODE COMPLIANCE:

2001 CALIFORNIA BUILDING CODE
2001 CALIFORNIA MECHANICAL CODE
2001 CALIFORNIA PLUMBING CODE
2001 CALIFORNIA ELECTRICAL CODE

SITE INFORMATION:

LOT SIZE: 7,004.00 SQ.F.

LOT COVERAGE:

UNIT "A": 1,334.00 SQ.FT.
UNIT "B": 1,003.00 SQ.FT.
DRIVEWAY: 1,861.00 SQ.FT.
TOTAL: 4,198.00 SQ.FT.
LOT COVERAGE: 59.9%

OPEN AREA:

PAVED AREA: 1,861.00 SQ.FT.
BUILDING FOOTPRINT: 2,337.00 SQ.FT.
TOTAL: 4,198.00 SQ.FT.

OPEN AREA: (7,004 - 4,198) = 2,806.00 SQ.FT.
REQUIRED: (40%) = 2,803.00 SQ.FT.

SQUARE FOOTAGE:

UNIT "A":

LIVING AREA:
1ST. FLOOR: 912.00 SQ.FT.
2ND. FLOOR: 1,082.00 SQ.FT.
TOTAL: 2,004.00 SQ.FT.
GARAGE: 422.00 SQ.FT.

UNIT "B":

LIVING AREA:
1ST. FLOOR: 578.50 SQ.FT.
2ND. FLOOR: 776.50 SQ.FT.
TOTAL: 1,355.00 SQ.FT.
GARAGE: 427.00 SQ.FT.

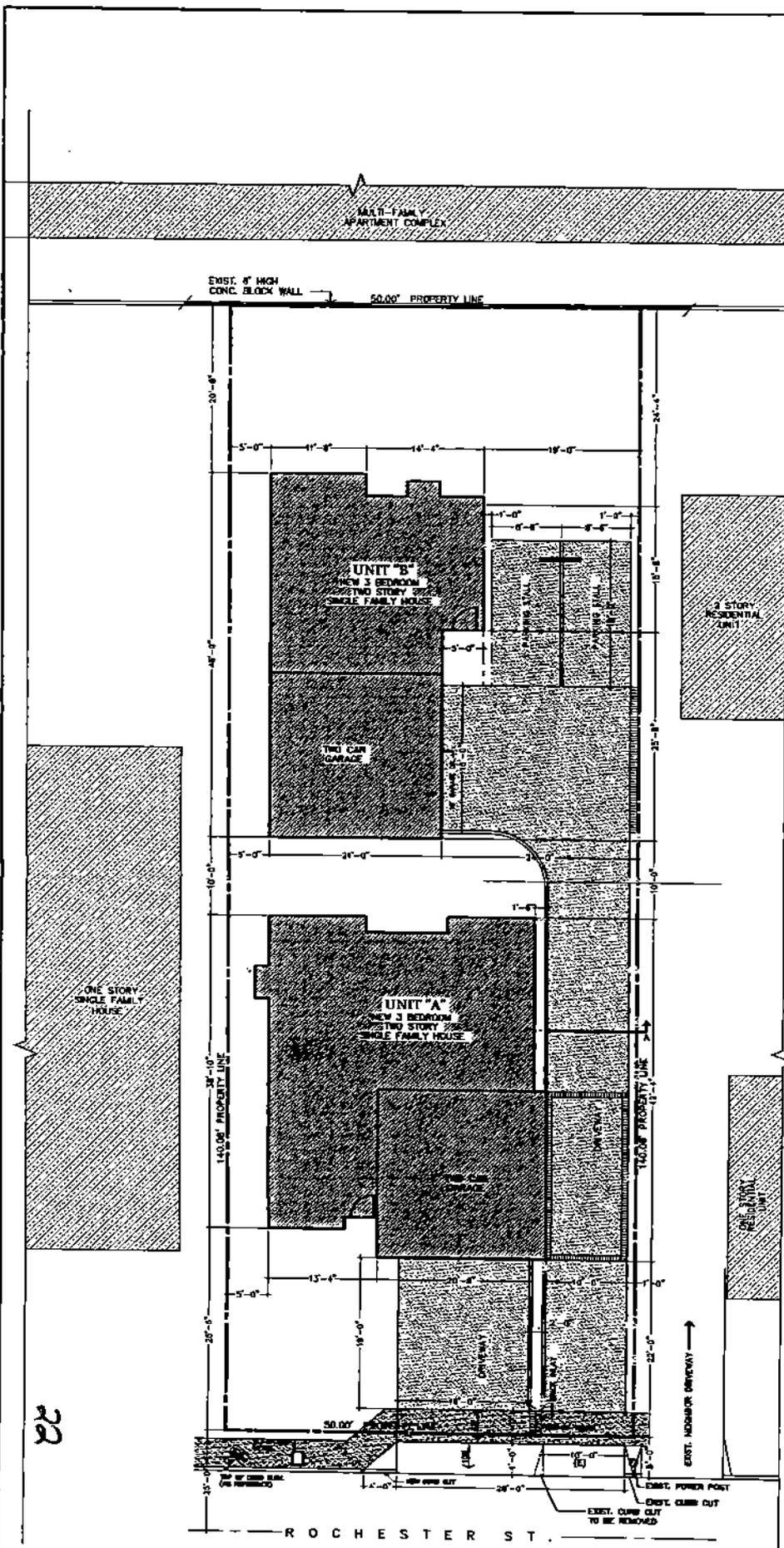
GARAGE AND PARKING STALLS:

UNIT "A":

TWO CAR GARAGE, TWO OFF STREET STALLS

UNIT "B":

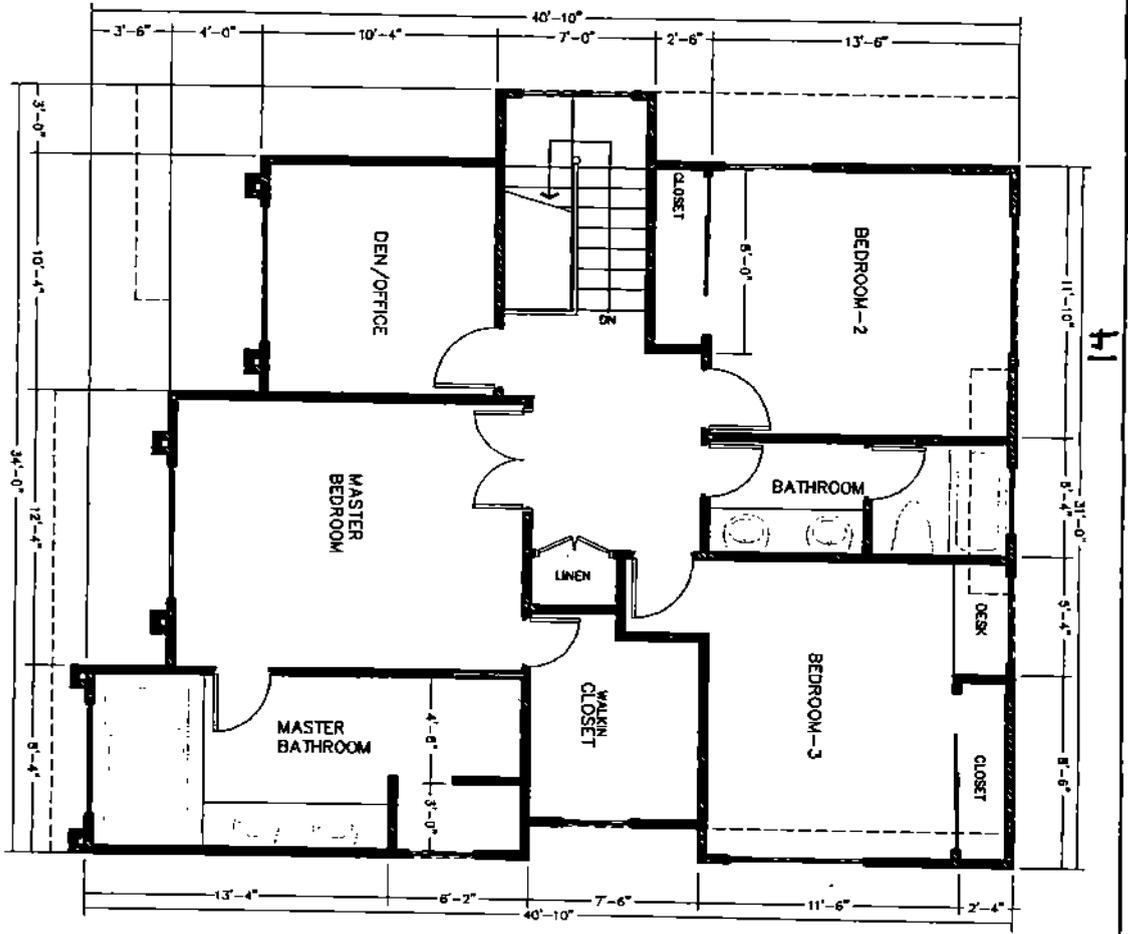
TWO CAR GARAGE, TWO OFF STREET STALLS



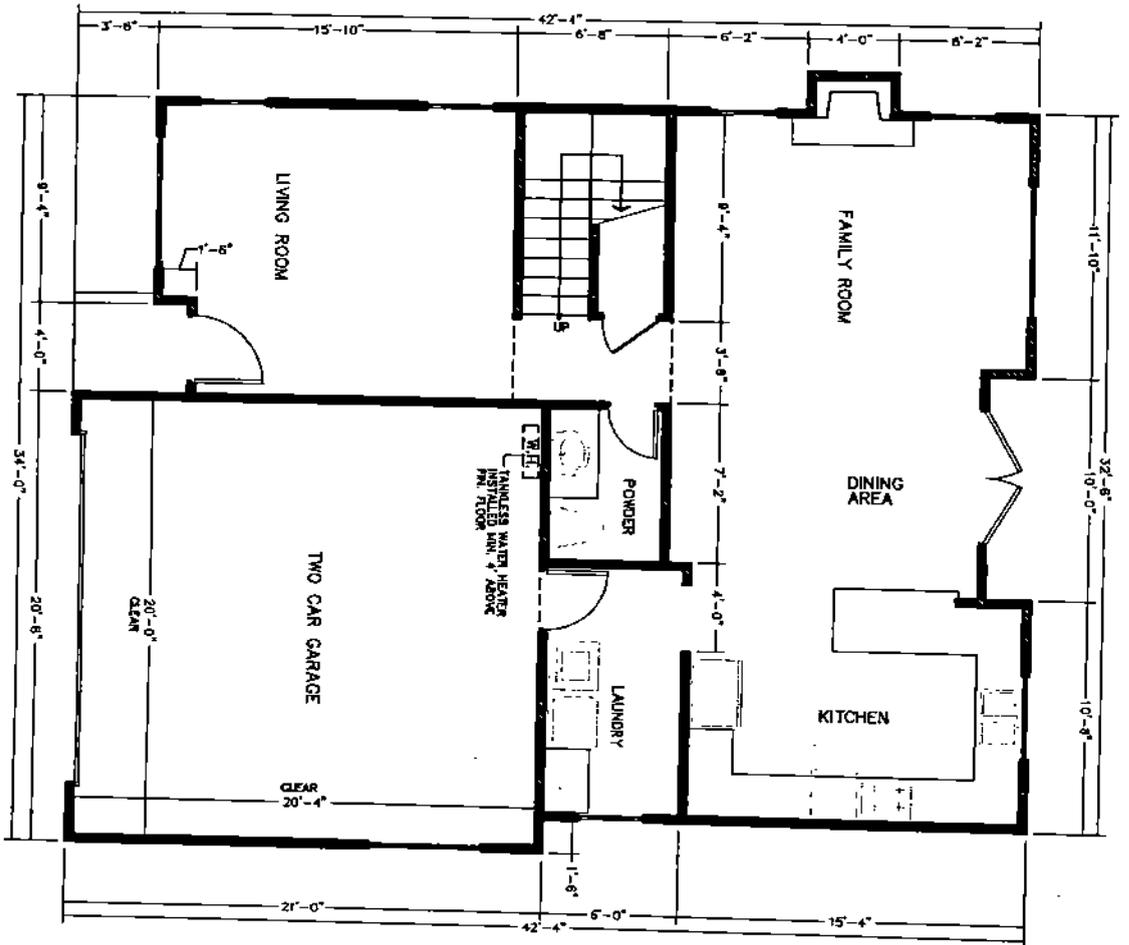
SITE PLAN
SCALE: 1/8"=1'-0"



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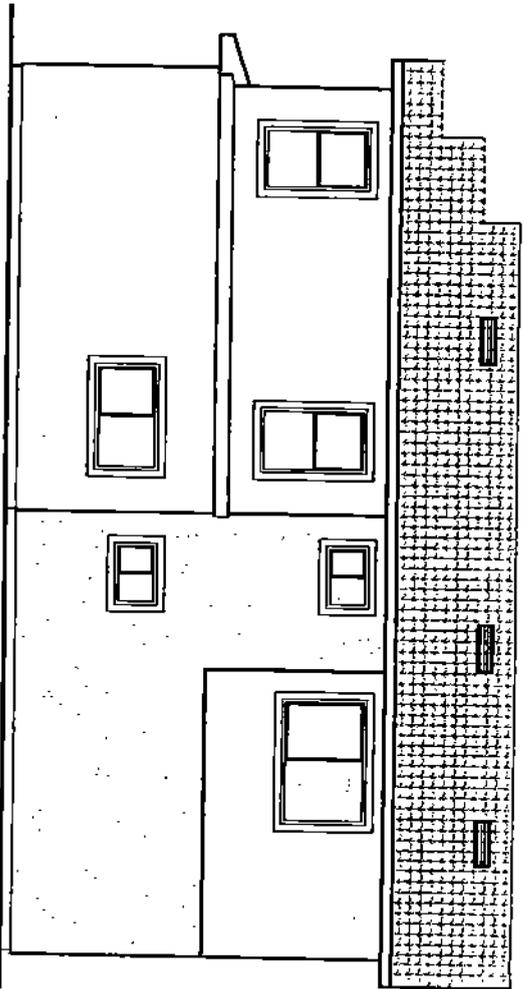


2nd FLOOR PLAN
SCALE: 1/4"=1'-0"

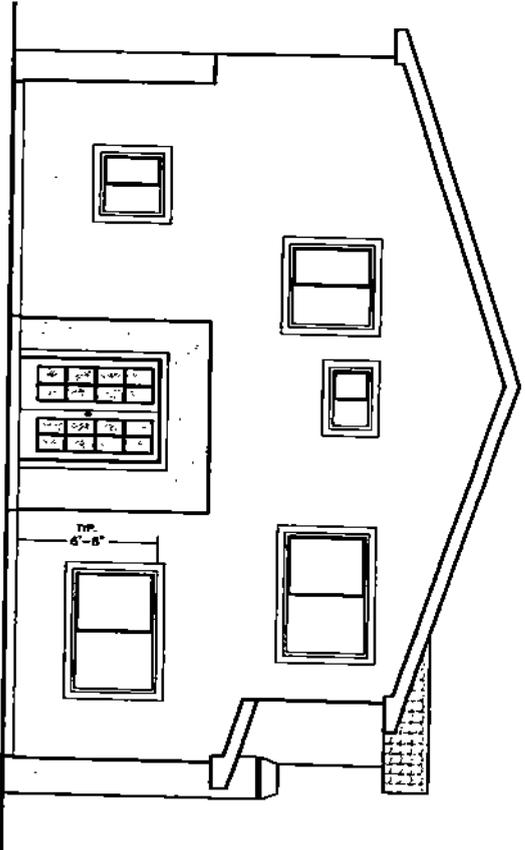


1st FLOOR PLAN
SCALE: 1/4"=1'-0"

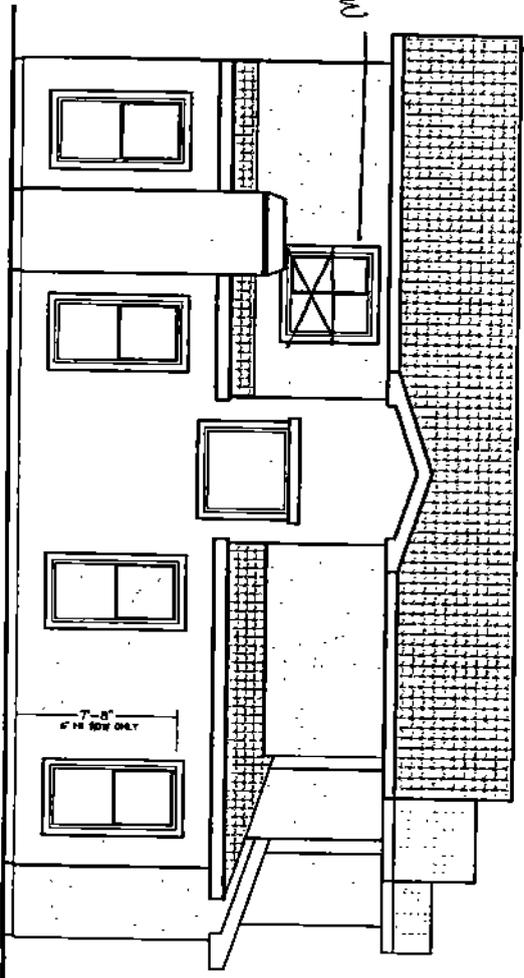
UNIT "A"



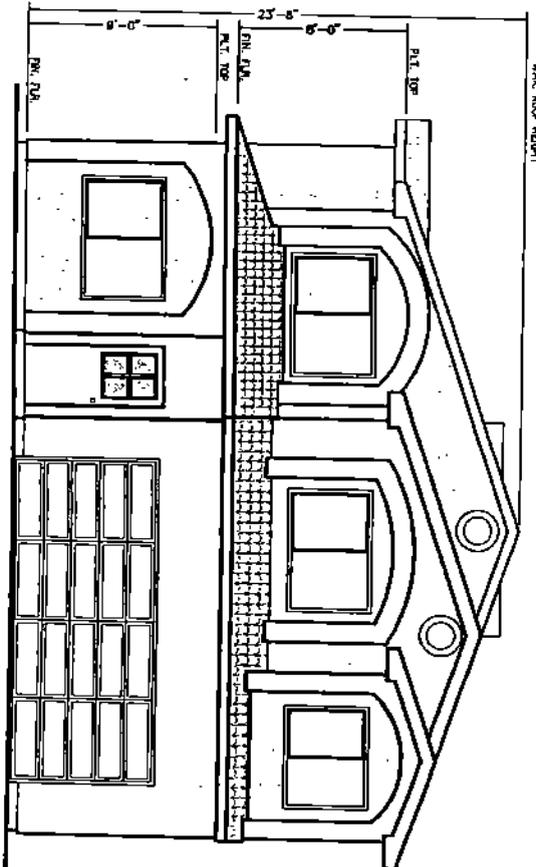
EAST ELEVATION
SCALE: 1/4"=1'-0"



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

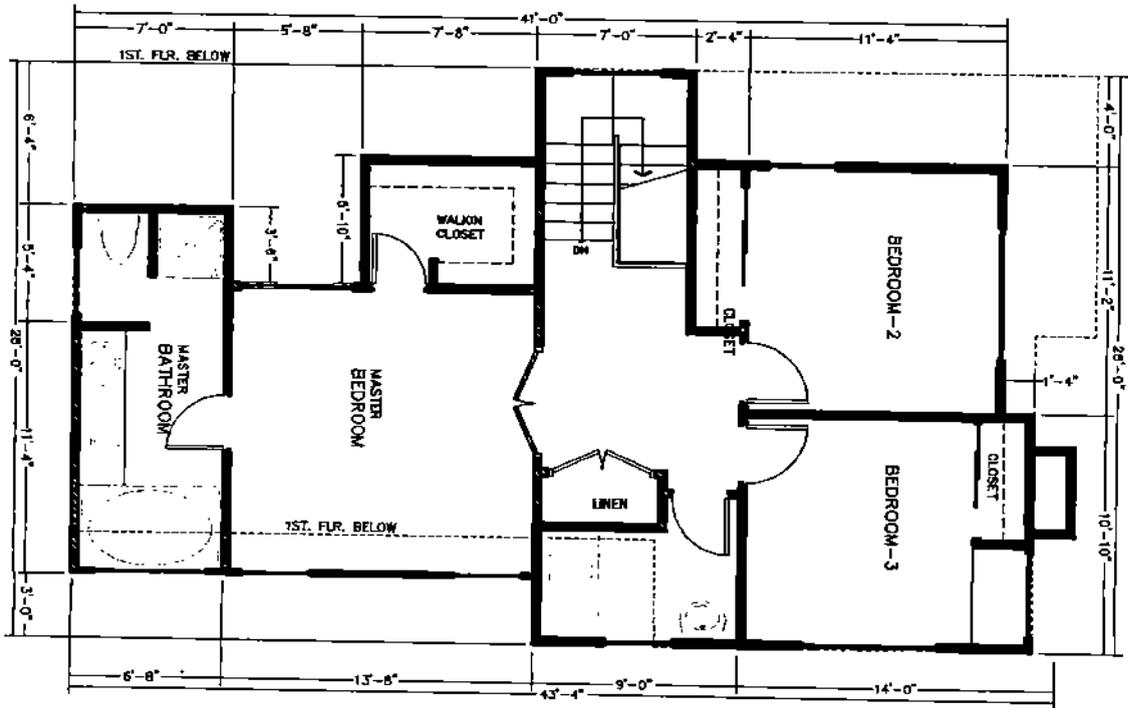


WEST ELEVATION
SCALE: 1/4"=1'-0"

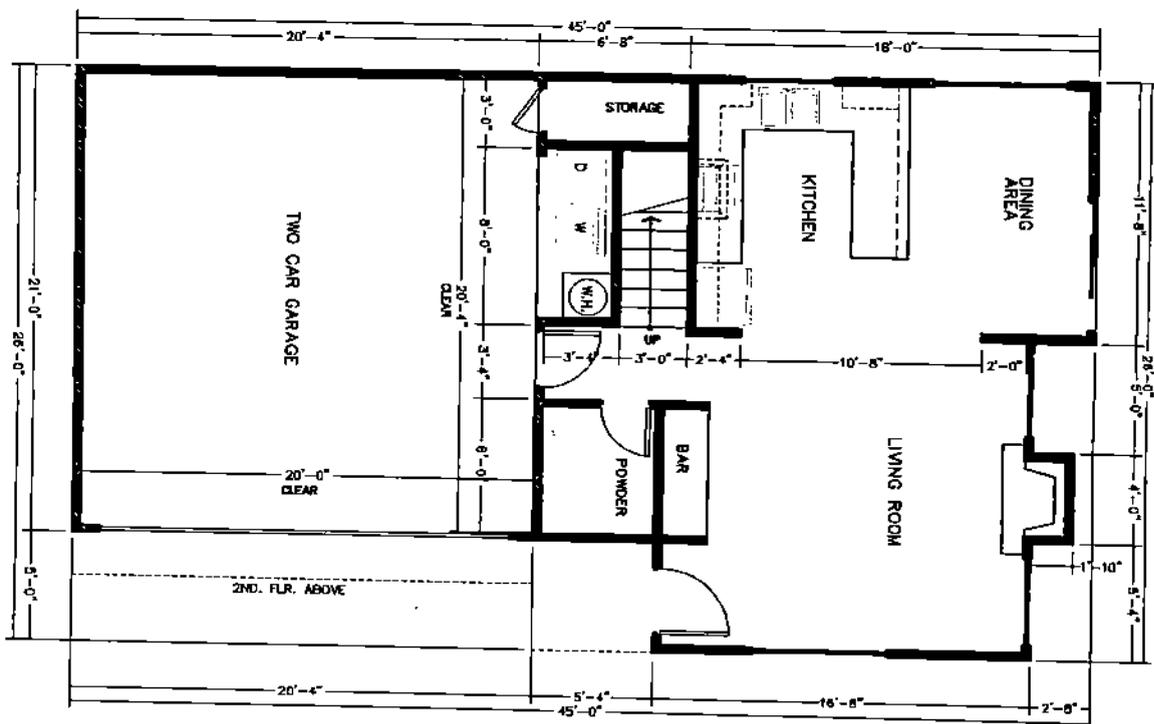


SOUTH ELEVATION
SCALE: 1/4"=1'-0"

UNIT "A"

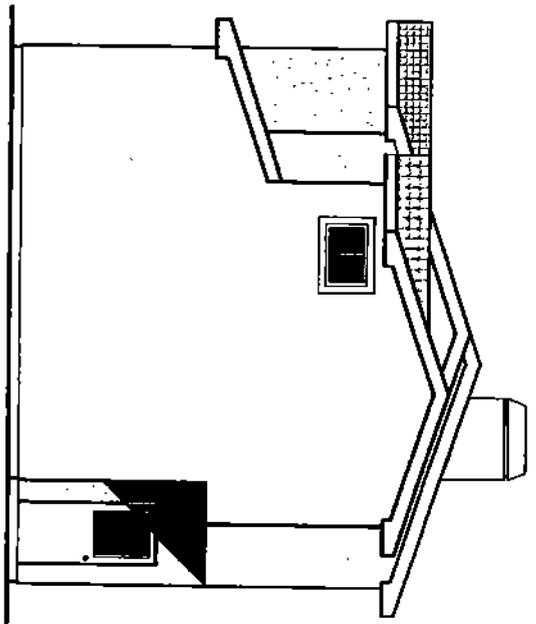


2nd. FLOOR PLAN
SCALE: 1/4"=1'-0"

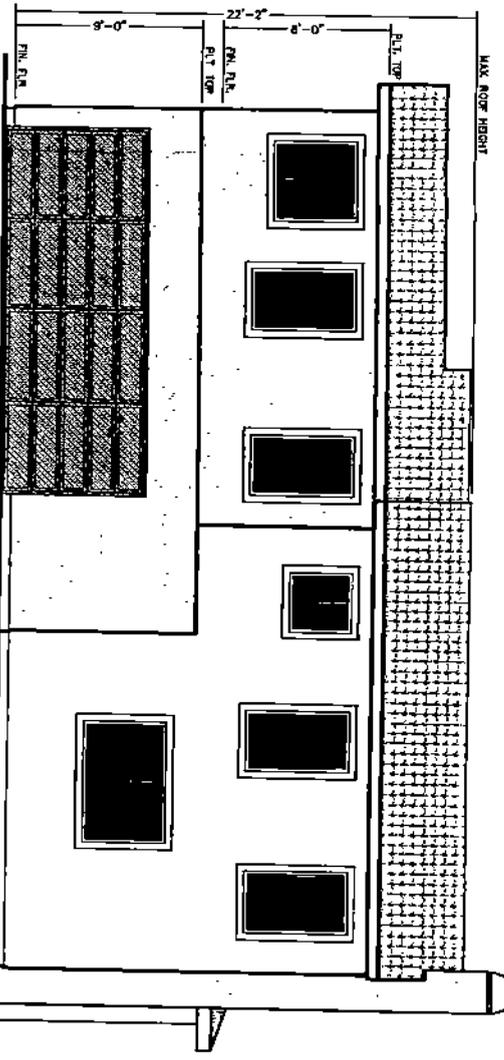


1st. FLOOR PLAN
SCALE: 1/4"=1'-0"

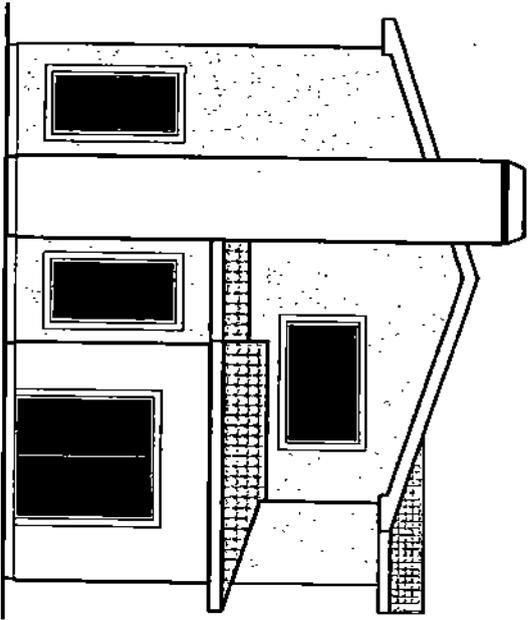
UNIT "B"



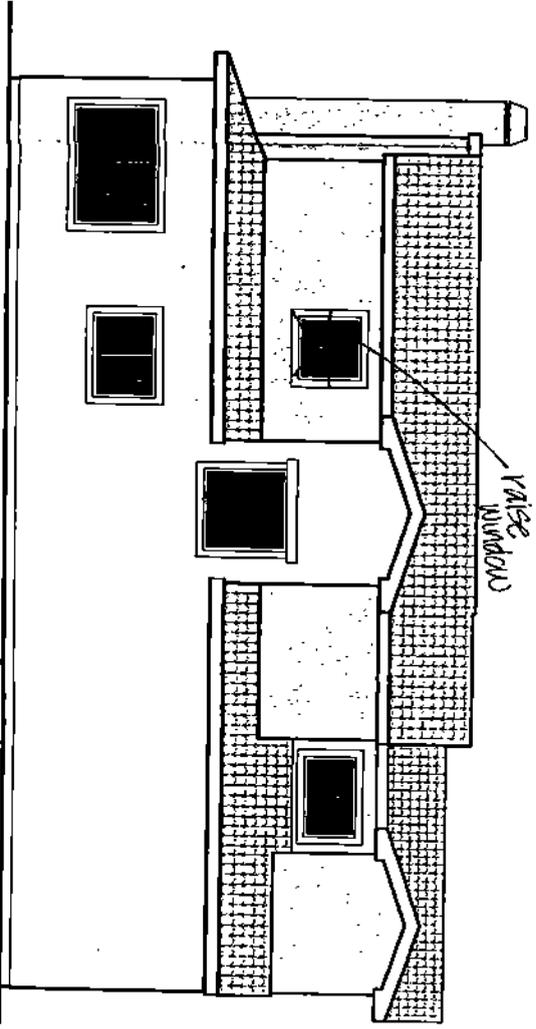
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

UNIT "B"