



PLANNING COMMISSION AGENDA REPORT

VII.3

MEETING DATE: SEPTEMBER 10, 2007

ITEM NUMBER:

**SUBJECT: PLANNING APPLICATION PA-06-70 AND PARCEL MAP PM-06-283
534 BERNARD STREET AND 1971 CHARLE STREET**

DATE: AUGUST 30, 2007

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

DESCRIPTION

The applicant is proposing to convert an existing 4-unit apartment complex into a one lot airspace common interest development (condominiums), with a variance from minimum private open space requirements for one of the units, an administrative adjustment to allow a reduction in the front landscape setback, and a parcel map to facilitate the conversion.

APPLICANT

The applicant is George Divanathan, who is also the owner of the property.

RECOMMENDATION

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

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: 534 Bernard St. Application: PA-06-70/PM-06-283
and 1971 Charle St

Request: Convert an existing 4-unit apartment complex into a one lot airspace common interest development (condominiums), with a variance from minimum private open space requirements for one of the units, an administrative adjustment to allow a reduction in the front landscape setback, and a parcel map to facilitate the conversion.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	<u>R2-HD</u>	North:	<u>Surrounding properties are residential and contain</u>
General Plan:	<u>High Density Residential</u>	South:	<u>residences</u>
Lot Dimensions:	<u>57 FT x 203 FT</u>	East:	<u></u>
Lot Area:	<u>11,509 SF</u>	West:	<u></u>
Existing Development:	<u>2-story triplex and 1-story detached residence (4 units total)</u>		

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width	100 FT	56 FT (1)
Lot Area	12,000 SF	11,509 SF (1)
Density:		
Zone	1 du/3,000 SF	1 du/2,877 SF (1)
General Plan	1 du/3,000 SF	1 du/2,877 SF (1)
Building Coverage:		
Buildings	NA	3,550 SF (31%)
Paving	NA	2,750 SF (24%)
Open Space	4,604 SF (40%)	5,209 SF (45%)
TOTAL		11,509 SF (100%)
Building Height:		
Building Height	2 Stories 27 FT	2 Stories, 23 FT, 6 IN
Chimney Height	29 FT	25 FT
Private Open Space	10 FT min. dim.	7 FT, 9 IN (Unit 2) (2)
Distance Btwn Buildings	10 FT min.	29 FT, 4 IN
Private Storage	200 CU FT/unit	200 CU FT/unit
Setbacks		
Front (Bernard St.)	20 FT	30 FT (Building) 13 FT (Landscaping) (2)
Side (left-interior/right-Charle St.)	5 FT/ 10 FT	6 FT/ 10 FT
Rear (Alley)	5 FT	5 FT
Parking:		
Covered	4	6
Open	7	4
Guest	2	2
TOTAL	13 Spaces	12 Spaces (1)

NA = Not Applicable or No Requirement
 (1) The property is legal nonconforming
 (2) Does Not comply with code – see staff report discussion
 CEQA Status Exempt, Class 1 (Existing Facilities)
 Final Action Planning Commission

BACKGROUND

The subject property contains a total of four units: a detached 1-story single-family residence (1971 Charle Street), which was constructed in 1955; and a 2-story triplex (534 Bernard Street, Units 1 through 3), which was constructed in 1978. The 1-story residence is an existing 3-bedroom unit that will become a 2-bedroom unit through the conversion of one of the bedrooms to a 1-car garage. The triplex consists of a 1-bedroom unit constructed over a 4-car garage, a 3-bedroom unit on the first floor, and a 2-bedroom unit on the second floor. In addition to the 4-car garage, an existing open parking space is provided next to the garage, as well as a carport and 2 open spaces in the driveway leading to the 1-story residence, for a total of 8 existing parking spaces.

Per Code Section 13-42(g), Planning Commission review is required when previously occupied apartments are proposed to be converted to a common interest development. The review is required to confirm compliance with applicable development standards and to consider potential impacts on the rental housing supply and displacement of tenants if the City's vacancy rate is below 3%.

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

ANALYSIS

Design Review

Common interest developments must comply with additional development standards above those applicable to apartments. These additional development standards include minimum 10-foot by 10-foot private open space for each unit, having a break in the façade of at least 4 feet for every 2 dwelling units, and provision of on-site lighting. The existing development already complies with the façade breaks, and conditions of approval require the applicant to upgrade the site to comply with the on-site lighting requirements. With regard to the private open space requirement, the second floor patio for Unit 2 does not meet this requirement (7-foot, 9-inch minimum dimension is provided). The applicant is requesting approval of a variance from this requirement, discussed later in this report. Overall open space exceeds code requirements (40% required; 45% provided).

With regard to parking, as mentioned earlier, the property has 8 parking spaces (5 covered, 3 open), which is nonconforming under current code (13 spaces would be required for new residential developments). The applicant is proposing to increase parking by creating an additional garage parking space for the 1-story unit by converting a bedroom into a garage, and add 3 additional open parking spaces, one at the front of the property adjacent to Bernard Street, and two between the one story and two story units along Charle Street, for a total of 12 parking spaces. The proposed parking space at the front of the property will encroach into the required landscape setback (20 feet required; 13 feet proposed) for which the applicant is requesting approval of an administrative adjustment, discussed later in this report.

Under current code, 13 spaces would be required if the development were new. Under the proposed condominium conversion ordinance, Planning Commission recommended a minimum requirement of 1.5 spaces for 1-bedroom units and 2.5 spaces for 2 or 3-bedroom units, which would result in a minimum of 10 required spaces for the project. However, because the proposed ordinance has not yet been adopted by the City Council (it is tentatively scheduled for the September 4, 2007 City Council meeting) this requirement cannot be applied to this conversion.

The Zoning Code establishes a "critical vacancy rate" of 3% as the threshold for discouraging conversion of apartments to common interest developments, the idea being that conversions could diminish the supply of rental housing and displace residents unreasonably, particularly senior citizens and very low- and low-income families, as well as families with school age children. When the citywide rental vacancy rate is 3% or less, Planning Commission may deny any requested conversions. The 2000 census data indicates the City's rental vacancy rate is 2.8%.

The tenants are currently paying \$1,595 - \$1,795 a month for the 2-bedroom units and \$1,575 a month for the 3-bedroom unit (the applicant occupies the 1-bedroom unit). The current affordable rental rates are as follows:

	Very-Low Income	Low-Income	Moderate Income
3-Bedroom Units	\$979 a month	\$1,175 a month	\$1,976 a month
2-Bedroom Units	\$882 a month	\$1,058 a month	\$1,381 a month

Affordable Rental Rate Based Upon Fair Market Rent Established by US Dept. of Housing and Urban Development (HUD) for 2007 and 2008.

Based on this information, the monthly rents for the 2-bedroom units exceed the affordable rental rates for very-low, low-income, and moderate income households. Therefore, the conversion of the units would not result in a loss of affordable rental units for the very low- and low income households. The monthly rent for the 3-bedroom unit is less than the affordable rental rate for moderate-income households. Conversion of the units would not result in the displacement of seniors or school-age children because there are none residing on the property. However, to mitigate the displacement of existing residents, the owner will be required to offer right of first refusal to the tenants, with terms more favorable than those offered to the general public. As conditioned, if the tenants confirm that they are not interested in purchasing the units, the property owner will be required to pay the registration fee for an apartment referral service acceptable to both parties.

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

As required by Code, a property inspection report and a termite report were submitted by the applicant, and City property inspections were conducted by Building Safety staff. Copies of these reports are attached for reference. Based on those reports, and to allow a general upgrading of the site, staff recommends the following improvements:

1. Comply with improvements listed in the property reports. These requirements are required to be completed under the direction of the Planning staff.
2. Comply with all building, plumbing, and electrical, and mechanical corrections and upgrades listed in the memo prepared by the Building Safety Division.
3. Treat termite infestations and repair dryrot damage as recommended by a termite control company.
4. Complete other upgrades to the building, landscaping, lighting, and paving as outlined in the recommended conditions of approval in the attached Exhibit B.

Variance

As indicated earlier, the applicant is requesting a variance from the minimum private open space dimension for Unit 2 (the second floor 2-bedroom unit). Per code a 10-foot minimum dimension is required; a 7-foot 9-inch dimension is existing. Code Section 13-29(g)(1) allows granting a variance where special circumstances applicable to the property exist, such as an unusual lot size, lot shape, topography, or similar features, and where strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by owners of other properties in the vicinity under an identical zoning classification. Other factors (such as existing site improvements) may also be considered.

Although the patio does not have the minimum 10-foot dimension required by code, the overall size of the patio exceeds the 100 square feet of area that would result in the provision of the minimum dimensions required by code (the patio measures 7 feet, 9 inches by 20 feet, 10 inches, for a total area of 231 square feet). Additionally, the project has overall open space that exceeds code requirements (40% required; 45% provided). As a result, staff supports the variance request.

Administrative Adjustment

As indicated earlier, the proposed parking space at the front of the property will encroach into the required landscape setback (20 feet required; 13 feet proposed) for which the applicant is requesting approval of an administrative adjustment.

Municipal Code Section 13-29(g)(1) allows granting an administrative adjustment where special circumstances exist, such as an unusual lot size, lot shape, topography, or similar features, and where strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by owners of other properties in the vicinity under an identical zoning classification. Other factors (such as existing site improvements) may also be considered.

In this case, the existing site improvements restrict the location of parking spaces to bring the project into closer compliance with the 13 spaces required by code (8 spaces are existing; 12 spaces are proposed). Additionally, the proposed setback reduction is for the landscaping only; the buildings, which are existing, comply with required code setbacks. Therefore, staff supports the request.

Staff has incorporated a condition of approval (number 5) requiring raised landscaping in the form of a hedge, shrubs or similar screening, shall be provided for the two open parking stalls visible from the corner of Charle Street and Bernard Street, subject to Planning Division approval.

Parcel Map

The applicant proposes a tentative map to allow each unit to be sold separately. The map is consistent with City Codes and the State Subdivision Map Act. A condition is included requiring a provision in the CC&R's for the use of garages for parking purposes only.

Other Issues

City Council enacted an urgency ordinance adopting a 45-day moratorium on the submittal of new common interest development conversions. Because this application was deemed complete prior to the adoption of the ordinance, it is not subject to the moratorium.

The subject site is located within the Mesa West Residential Ownership Urban Plan area, which is an overlay zone that emphasizes improvements by encouraging the redevelopment or conversion of existing rental multiple family units to ownership units. In this plan area, the percentage of renter versus owner-occupied units is greater than the Citywide ratio. According to the 2000 census data, approximately 81% of the units are renter occupied. The proposal does not activate the Mesa West Residential Urban Plan regulations. However, it is consistent with the intent of the plan because it is a condominium conversion project which would promote home ownership and provide a visual enhancement to the area.

GENERAL PLAN CONFORMITY

Approval of the conversion is consistent with the City's General Plan, particularly Goal LU-1A.4, which encourages additional home ownership opportunities to improve the balance between rental and ownership housing within the City.

ALTERNATIVES

The units could continue to be rented, without the proposed upgrades, if the request is denied.

ENVIRONMENTAL DETERMINATION

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

CONCLUSION

Conversion of the apartment units will result in additional home ownership opportunities within the area, which would balance the ratio of rental to ownership housing and result in a general upgrading of the property. There is basis to support the requested variance and administrative adjustment, and the parcel map is consistent with applicable City and State requirements.

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

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

George Divanathan
534 Bernard Street
Costa Mesa, CA 92627

Occupant
534 Bernard Street, Unit 2
Costa Mesa, CA 92627

Occupant
534 Bernard Street, Unit 3
Costa Mesa, CA 92627

Occupant
1971 Charlie Street
Costa Mesa, CA 92627

RESOLUTION NO. PC-07-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-06-70 AND PARCEL MAP PM-06-283**

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

WHEREAS, an application was filed by George Divanathan, owner of the real property located at 534 Bernard Street and 1971 Charle Street, requesting approval to convert an existing 4-unit apartment complex into a common interest development (condominiums), with a variance from minimum private open space dimensions for one of the units, an administrative adjustment to allow a reduction in the front landscape setback, and a parcel map to facilitate the conversion, in an R2-HD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on September 10, 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-06-70 and Parcel Map PM-06-283 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Planning Application PA-06-70 and Parcel Map PM-06-283 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 10th day of September, 2007.

Donn Hall, Chair
Costa Mesa Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(10) in that, although the critical vacancy rate is less than the rate established in Section 13-42(c) (Residential Common Interest Development Conversions), the condominium conversion will not diminish affordable housing stock within the City. The conversion will not result in the displacement of seniors or school-age children because there are none residing on the property. To ensure that residents are not unreasonably displaced, a condition of approval is incorporated requiring existing tenants be offered right of first refusal to purchase any of the units. Conversion of the apartments will result in a general upgrade of the property, as well as satisfying General Plan Goal LU-1A.4 of providing additional home ownership opportunities within the City.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(e) in that:
- a. The project is compatible and harmonious with existing development and uses in the general neighborhood.
 - b. Safety and compatibility of the design of buildings, parking areas, landscaping, luminaries and other site features, which includes functional aspect of the site development such as automobile and pedestrian circulation, have been considered.
 - c. The project is consistent with the General Plan's Land Use and Housing Element goals and objectives for additional ownership housing and to improve the balance between rental and ownership housing opportunities within the City.
 - d. The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.
- C. 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 such as an unusual lot size, lot shape, topography, or similar features to justify granting of the variance from the minimum private open space dimension for one of the units as well as the administrative adjustment for reduced front landscape setback. Specifically, with regard to the private open space dimension, although the patio does not have the minimum 10-foot dimension required by code, the overall size of the patio exceeds the 100 square feet of area that would result in the provision of the minimum dimensions required by code (the patio measures 7 feet, 9 inches by 20 feet, 10 inches, for a total area of 231 square feet). With regard to the reduced landscape setback, the existing site improvements restrict the location of parking spaces to bring the project into closer compliance with the 13 spaces required by code (8 spaces are existing; 12 spaces are proposed). Additionally, the proposed setback reduction is for the landscaping only; the buildings, which are existing, comply with required code setbacks. Granting the deviations will not allow a use, density, or intensity which is not in accordance with the general plan designation and specific plan of the property.
- D. The proposed single lot airspace subdivision is consistent with the City's General Plan and Zoning Ordinances.

- E. Approval of the subdivision will allow additional home ownership opportunities without impacting affordable rental housing. This is consistent with the objectives, policies, general land use, and programs specified in the General Plan.
- F. The subject property is physically suitable to accommodate PM-06-283 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 and development of the property will not unreasonably interfere with the free and complete exercise of the public entry and/or public utility rights-of-way and/or easements within the tract.
- 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).
- J. 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).
- K. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng. 1. The following improvements shall be made:
- a. All improvements listed in the property reports dated November 22, 2006 shall be completed under the direction of the Planning staff.
 - b. Applicant shall treat termite infestations and repair dryrot damage as recommended by a termite control company prior to Planning Division final.
2. The address of the property and the individual units shall be blueprinted on the site plan and on all floor plans in the working drawings as part of the plan check submittal package.
 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. Street addresses shall be displayed on the complex identification sign or, if there is no complex identification sign, on the wall in a manner visible to the public street and alley. Street address numerals shall be a minimum 6" in height with not less than 1/2" stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be 4" in height with not less than 1/4" stroke and shall contrast sharply with the background.
 2. Applicant shall contact the Building Safety Division, prior to the release of utilities for any units, to provide proof that the Uniform Building Code requirements for condominiums have been satisfied, to obtain a change in occupancy permit, and to complete any additional items created through this conversion.
 3. The site plan shall show provisions for the placement of centralized mail delivery units, if applicable. Specific locations for such units shall be to the satisfaction of the Planning Division, Engineering Division, and the US Postal Service.
 4. The conditions of approval, code requirements, and special district requirements of Planning Application PA-06-70 and Parcel Map PM-06-283 shall be blueprinted on the face of the site plan in the working drawings.
 5. Raised landscaping in the form of a hedge, shrubs or similar screening, shall be provided for the two open parking stalls visible from the corner of Charle Street and Bernard Street, subject to Planning Division approval.
 6. 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.
 7. 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.
 8. The CC&R's shall disclose that the available parking on-site is short of

- the current condominium parking standards because of its existing nonconforming status.
9. The applicant shall offer the existing tenants right of first refusal to purchase any of the units with terms more favorable than those offered to the general public. The right shall run for a period of not less than 90 days unless the tenant gives prior written notice of his or her intention not to exercise the right. If an existing tenant confirms in writing that he/she is not interested in purchasing any of the units, the applicant shall register the tenant with an apartment/rental referral service that is mutually acceptable to the applicant and tenant, and if a registration fee is required, the applicant shall pay said fee. The applicant shall provide the Planning Division staff a copy of the written offer and the tenant's written response prior to map recordation. The applicant shall also provide written evidence that all tenants not accepting the purchase offer are registered with an apartment/rental referral service and the registration fee has been paid, if applicable.
 10. The applicant shall contact utility companies for requirements and to obtain separate meters for each unit, including, but not limited to, separate irrigation meters.
 11. Exterior façade improvements shall be provided that are consistent with the City's Residential Design Guidelines, i.e., belly banding, window treatments, application of siding treatments, etc. to enhance overall appearance, under the direction of Planning staff.
 12. The exterior of all building elevations shall be completely repainted, unless recently painted within 1 or 2 years of application submittal. At a minimum two colors should be used (three colors recommended).
 13. Energy efficient exterior doors and windows shall be installed on all building elevations.
 14. Underground overhead power line connections.
 15. Rain gutters shall be installed on all appropriate building elevations.
 16. Broken sidewalks, driveways, or other hardscape improvements shall be replaced.
 17. Repair, replace, or construct interior property walls and/or fences.
 18. Screen utility meters, pedestals, etc. from the public right-of-way in a manner subject to approval by the Planning Division.
 19. Replace all appliances, water heaters, and interior and exterior light fixtures with Energy Star (or better) rated appliances/fixtures, including a programmable heating system, unless the applicant demonstrates that the existing appliances, etc. are energy efficient.
 20. Provide separate water heaters for each unit. All water heaters shall be placed appropriately on a platform and strapped.
 21. Provide a washer/dryer hook-up in either the interior of every unit.
 22. Provide appropriate interior separation of any common attic space areas.
 23. Upgrade attic insulation to the maximum extent feasible.
 24. All required smoke detectors shall be hardwired.
 25. Each unit shall have access to the electrical branch circuits that serve the unit, and each unit shall have 100-amp service.
 26. Replace all electrical wiring, outlets, switches, interior lighting (Title 24) sub panels and exterior lighting.

27. Replace all above ground plumbing and add tankless water heaters, camera test the sewer line and replace if needed, add main sewer clean outs and complete a water test.
 28. Replace all drywall with soundboard.
 29. Check all framing for integrity and replace if needed.
 30. Install new ducting as needed, registers, and gas efficient HVACs.
 31. Replace all gas lines (interior and exterior) and conduct a pressure test.
 32. Construction activities shall not occur outside of the hours of 7 a.m. through 7 p.m. Monday through Friday, and 8 a.m. through 6 p.m. on Saturdays. No construction shall occur on Sundays or 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.
 33. Applicant shall contact the Building Safety Division, prior to the release of utilities for any units, to provide proof that the Uniform Building Code requirements for condominiums have been satisfied, to obtain a change in occupancy permit, and to complete any additional items created through this conversion.
 34. 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.
- Bldg. 35. Comply with all building, plumbing, electrical, and mechanical corrections listed in the November 27, 2006, Building Safety Division memo.

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

DATE: 11-27-06

**PROJECT: Residential Common Interest Development Conversion B06-01925
ADDRESS: 534 Bernard
CITY: COSTA MESA**

A property review inspection was conducted. The following items were noted. There are 3 units; comments generally apply to each unit.

- 1) Provide smoke detectors located as required by the CBC.
- 2) Provide GFCI protection for receptacle outlets located in bathrooms, kitchens, garages, within 6 feet of bar sinks, and outdoors.
- 3) Protect exposed garage beams and posts with 5/8" drywall.
- 4) Obtain permits and inspection approvals of re-located electrical sub-panels.
- 5) Install handrail at stairway per CBC requirements.

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

DATE: 11-27-06

PROJECT: Residential Common Interest Development Conversion B06-01926

ADDRESS: 1971 Charle

CITY: COSTA MESA

A property review inspection was conducted. The following items were noted. There is 1 unit.

- 1) Provide smoke detectors located as required by the CBC.
- 2) Provide GFCI protection for receptacle outlets located in bathrooms, kitchens, garages, within 6 feet of bar sinks, and outdoors.
- 3) Demo or legalize exposed exterior electrical wiring.
- 4) Install water heater per CPC.



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,
PLEASE CONTACT THE PLANNING DIV. AT (714)754-5245.**