



PLANNING COMMISSION AGENDA REPORT

VI.3

MEETING DATE: OCTOBER 8, 2007

ITEM NUMBER:

**SUBJECT: PLANNING APPLICATION PA-05-57 (TIME EXTENSION)
1773, 1775 AND 1775 ½ ANAHEIM AVENUE**

DATE: SEPTEMBER 27, 2007

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

DESCRIPTION

The applicants are requesting an extension of time for the conversion of an existing 2-story, 3-unit apartment complex into a common interest development (condominiums) in conjunction with a variance from private open space requirements, which would allow the units to be sold independent of one another.

APPLICANT

The applicants are: Dina and Smajil Bostandzic; Amir and Alma Mustedanagic; Alisa, Senad, and Azra Vejzovic, who are all owners of the property.

RECOMMENDATION

Approve the extension 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 Kimberly Brandt in black ink.

KIMBERLY BRANDT, AICP
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 1773, 1775, and 1775 ½ Anaheim Avenue Application: PA-05-57

Request: Time extension for conversion of an existing 3-unit apartment complex to a common interest development (condominiums) with a variance from private open space requirements.

Zone:	<u>R2-HD</u>	North:	<u>R2-HD, Residences</u>
General Plan:	<u>High Density Residential</u>	South:	<u>R2-HD, Residences</u>
Lot Dimensions:	<u>60 FT x 102 FT</u>	East:	<u>(Across Anaheim Ave.) R1, Residences</u>
Lot Area:	<u>6,120 SF</u>	West:	<u>R1, Residences</u>
Existing Development:	<u>2-story, 3-unit apartment complex</u>		

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed	Proposed/Provided
Lot Size:		
Lot Width	100 FT	60 FT (1)
Lot Area	12,000 SF	6,120 SF (1)
Density:		
Zone	1 du/3,000 SF	1 du/2,040 SF (1)
General Plan	1 du/3,000 SF	1 du/2,040 SF (1)
Building Coverage:		
Buildings	NA	1,720 SF (28%)
Paving	NA	1,928 SF (32%)
Open Space	2,448 SF (40%)	2,472 SF (40%)
TOTAL		6,120 SF (100%)
Building Height:		
Private Open Space	2 Stories/27 FT	2 Stories/18 FT, 6 IN
Setbacks	10 FT x 10 FT min. dim.	7 FT, 9 IN (2) x 21 FT
Setbacks		
Front	20 FT	20 FT
Side (left/right)	5 FT/ 5 FT	14 FT/6 FT
Rear	20 FT	20 FT
Rear Yard Lot Coverage	NA	NA
Parking:		
Covered	3	3
Open	8	3
TOTAL	11 Spaces	6 Spaces (1)
Driveway Width:	16 FT	10 FT, 6 IN (1)

NA = Not Applicable or No Requirement

(1) The property is existing nonconforming

(2) Variance requested

CEQA Status

Exempt, Class 1 (Existing Facilities)

Final Action

Planning Commission

BACKGROUND

On February 27, 2006, Planning Commission, on a 3-2 vote (Commissioners Egan and Fisler voting no) approved a conversion of an existing two-story, three-unit apartment building into a common interest development (condominiums). The triplex was constructed in the 1960's and is nonconforming with regard to density, minimum lot size and width, parking, and driveway width.

The applicants were not able to proceed with the conversion within the year it was approved. In fact, a parcel map to facilitate the conversion has not yet been submitted. As a result, the attorney representing the applicants applied for a one-year extension of time for the approval on March 2, 2007. However, the applicants were not able to provide the mailing labels required for the public notices until September 4, 2007. As a result, the request for the time extension, if approved, would be retroactive from the original date of approval and would expire on February 27, 2008.

ANALYSIS

City Council enacted an urgency ordinance adopting a moratorium on the submittal of new common interest development conversions. Because this application was approved prior to the adoption of the ordinance, and the request is an extension of time for the original approval, it is not subject to the moratorium.

Additionally, since the approval of the original conversion, Planning Commission has included additional conditions of approval for subsequent conversions addressing items such as replacement of appliances, new drywall and framing, new electrical and plumbing systems, etc. These have been included in the revised conditions of approval for this project beginning with condition of approval number 12 in Exhibit "B".

Finally, Planning Commission recently reviewed a proposed condominium conversion ordinance, which was given first reading by City Council on September 18, 2007. However, because the ordinance would not become effective until 30 days after the second reading, these requirements cannot be applied to this conversion. However, a draft copy of the new conversion standards are attached to this report for reference.

With regard to parking, all of the units are two-bedroom units. Planning Commission recommended in the new ordinance a minimum requirement of 2.5 spaces for two-bedroom units, which would result in a minimum of 8 required spaces for the conversion (6 parking spaces are provided). Again, because the proposed ordinance has not yet been adopted by the City Council, staff cannot require additional parking for this conversion.

ALTERNATIVES

The units could continue to be used as rental units without the site upgrades, if the extension is denied.

CONCLUSION

Although nonconforming with regard to density, minimum lot size and width, parking, and driveway width, conversion of the apartments will result in a substantial improvement to the property, including the additional upgrades established subsequent to the original conversion approval. Therefore, staff supports the extension.

Attachments: Request for Time Extension
Draft Planning Commission Resolution
Exhibit "A" - Draft Findings
Exhibit "B" - Draft Conditions of Approval
Adopted New Conversion Standards (For Reference Only)
Minutes of February 27, 2006 Planning Commission Meeting
Original Staff Report
Zoning/Location Map
Plans and Photos

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

Dina and Smajil Bostandzic
13232 Hazel Street
Garden Grove, Ca 92844

Amir and Alma Mustedanagic
1773 Anaheim Avenue
Costa Mesa, CA 92627

Alisa, Senad, and Azra Vejzovic
1775 A Anaheim Avenue
Costa Mesa, CA 92627

Joel M. Weinstien, Esq.
Attorney At Law
43980 Mahlon Vail Circle, Suite 604
Temecula, CA 92592

Request for Time Extension

Dear Ms. Nguyen:

Please allow this letter to act as a request for an extension for the subdivision of 1773, 1775, 1775 1/2. The request is necessary because the owners involved in the subdivision process had a litigation dispute and some financial issues that have recently since been resolved. Our attorney, Joel Weinstein called the office approximately seven months ago regarding the potential for an extension and was informed that it should not be a problem. If there are any questions please contact Mr. Weinstein at:

Joel M. Weinstein, Esq.
Attorney at Law
43980 Mahlon Vail Circle, Suite 604
Temecula, CA 92592
951.302.8752 (office)
951.302.8753 (facsimile)
jmw.esq@earthlink.net
weinsteinlaw@verizon.net

Thank you very much for your anticipated cooperation in this matter.

Very truly yours,
Amir Mustedanagic

RECEIVED
CITY OF COSTA MESA
PLANNING DEPARTMENT

MAR - 2 2007

Draft Planning Commission Resolution

RESOLUTION NO. PC-07-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING AN EXTENSION OF TIME FOR PLANNING APPLICATION PA-05-57

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

WHEREAS, an application was filed by Dina and Smajil Bostandzic; Amir and Alma Mustedanagic; Alisa, Senad, and Azra Vejzovic owners of the real property located at 1773, 1775 and 1775 ½ Anaheim Avenue, requesting approval of an extension of time for the conversion of an existing 2-story, 3-unit apartment complex into a common interest development (condominiums), which would allow the units to be sold independent of one another, in an R2-HD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 8, 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** an extension of time for Planning Application PA-05-57 to **February 27, 2008** 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-05-57 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 8th day of October, 2007.

Donn Hall, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Kimberly Brandt, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on October 8, 2007, by the following votes:

- AYES: COMMISSIONERS:
- NOES: COMMISSIONERS:
- ABSENT: COMMISSIONERS:
- ABSTAIN: COMMISSIONERS:

Secretary, 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 the supply of rental housing within the City. Specifically, the applicants are joint property owners and do not rent any of the units. Therefore, conversion of the units would not result in a loss of affordable housing units. The proposed conversion project conforms to the adopted General Plan policies by providing additional home ownership opportunities within the City.
- B. The information presented 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 private open space. Strict application of the zoning ordinance would not deprive the property owner of privileges enjoyed by owners of other property in the vicinity under identical zoning classification. Specifically, the building was constructed in the 1960's. Because the building is existing, the patio cannot be modified to comply with this requirement, however, although the patio width is less than 10 feet, the patio depth exceeds 10 feet (21 feet existing), which results in a patio square footage that exceeds the minimum required under code.
- C. 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.
 - d. The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.
 - e. The cumulative effect of all the planning applications has been considered.
- D. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA as a Class 1 (Existing Facilities).
- E. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng. 1. All exterior and interior improvements listed in the property report dated November 12, 2005, shall be completed under the direction of the Planning staff, including, but not limited to, the following:
- Exterior Improvements:
- A. Repair and replace fences.
 - B. Repave driveway entrance.
 - C. Refinish wood stairs.
 - D. Replace exterior light fixtures and garage doors.
 - E. Provide analysis by roofing consultant or contractor to determine approximate life left on existing roof.
- Interior Improvements:
- A. New interior paint.
 - B. Replace flooring where necessary.
2. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, shall be blueprinted on the site plan and on all floor plans in the working drawings.
 3. Street addresses shall be displayed on the front of the house adjacent to the entry and in a manner visible from the street. Street address numerals shall be a minimum 6 inches in height with not less than ½-inch stroke and shall contrast sharply with the background.
 4. Applicants shall contact the Building Safety Division to provide proof that the Uniform Building Code requirements for condominiums have been satisfied prior to final Planning inspection.
 5. Applicants shall treat termite infestations and repair dryrot damage as recommended by a termite control company.
 6. The conditions of approval and ordinance or code provisions and special district requirements of Planning Application PA-05-57 shall be blueprinted on the face of the site plan.
 7. The applicants 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.
 8. The applicants 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.
 9. Comply with all building, plumbing, electrical, and mechanical corrections listed in the December 15, 2005, Building Safety Division memo.
 10. The CC&R's shall include the following provision: Drainage – An easement for the installation, maintenance, repair and replacement of a private underground drain line has been granted for the benefit of the property over the adjacent residential lot to the west, for the purpose of connecting drainage facilities on the property to the public right-of-way on Kenwood Place. This drainage easement was recorded on December 15, 1995, as Instrument No. 19950560931 in the Official Records of Orange County. The drainage facilities on the property are designed to

convey all surface water run-off on the property to the catch basin located at the west end of the driveway, and to convey that water into the private underground drain line. The owners of the property shall at all times maintain these drainage facilities and the catch basin on the property in a condition that is free of debris, in a fully operational condition in conformance with the terms of the drainage easement.

11. The CC&R's shall include the following provision: Water Pollution Prevention – The property is subject to the provisions of the Federal Clean Water Act and its municipal component known as the National Pollutant Discharge Elimination System (NPDES). NPDES is implemented by state and county agencies which impose procedures known as Best Management Practices (BMP) pertaining to the quality of water runoff that flows into storm drains and waterways. The owners shall maintain the property in compliance with all applicable BMPs, and shall not discharge household cleaners, chemicals, fertilizers, motor oil, paints or other pollutants into street gutters or catch basins, including the drainage facilities and private drain line serving the property. Violations of applicable water quality laws may subject the owners to fines and other penalties.
- New
Conds.
12. 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 applicants for reference.
13. 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.
14. 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.
15. If the units are rented, the applicants shall offer any 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.
16. The applicants shall contact utility companies for requirements and to obtain separate meters for each unit, including, but not limited to, separate irrigation meters.
17. 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.
18. 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).
19. Energy efficient exterior doors and windows shall be installed on all building elevations.
 20. Underground overhead power line connections.
 21. Rain gutters shall be installed on all appropriate building elevations.
 22. Broken sidewalks, driveways, or other hardscape improvements shall be replaced.
 23. Repair, replace, or construct interior property walls and/or fences.
 24. Screen utility meters, pedestals, etc. from the public right-of-way in a manner subject to approval by the Planning Division.
 25. 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.
 26. Provide separate water heaters for each unit. All water heaters shall be placed appropriately on a platform and strapped.
 27. Provide a washer/dryer hook-up in the interior of every unit.
 28. Provide appropriate interior separation of any common attic space areas.
 29. Upgrade attic insulation to the maximum extent feasible.
 30. All required smoke detectors shall be hardwired.
 31. Each unit shall have access to the electrical branch circuits that serve the unit, and each unit shall have 100-amp service.
 32. Replace all electrical wiring, outlets, switches, interior lighting (Title 24) sub panels and exterior lighting.
 33. 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.
 34. Replace all drywall with soundboard.
 35. Check all framing for integrity and replace if needed.
 36. Install new ducting as needed, registers, and gas efficient HVACs.
 37. Replace all gas lines (interior and exterior) and conduct a pressure test.
 38. 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.
 39. Project shall be subject to the requirements of the proposed common interest development standards ordinance, where appropriate.
 40. The applicants shall replace the roofs where needed.

**Adopted New Conversion Standards
(For Reference Only)**

~~(4) The City Council may adopt general standards that may be applied to residential common interest development conversion applications on a case-by-case basis. The final review authority may use these standards to impose conditions of approval on residential common interest development conversion applications to achieve the purpose of this article.~~

(h) **Conversion Standards.** The project shall be brought into compliance with the following minimum construction standards, unless the Building Official approves an alternate method of construction. Prior to recordation of the subdivision map, applicable building permits shall be obtained, and all improvements shall be constructed, inspected, and receive final City approval for the required improvements in this section and for any health and safety code violations.

(1) **Life Safety Standards.** The following improvements shall be provided in accordance with the provisions of the California Building Code or any successor statute or regulation, unless otherwise noted.

- a. Draft stops shall be installed in conformance with the current California Building Code.
- b. Each unit shall have access to the electrical branch circuits that serve the unit, and each unit shall have a minimum a 100-amp service.
- c. Smoke detectors shall be installed and operating. All existing hard-wired units shall be in working order and any additional smoke detectors that are required by code shall be installed.
- d. Ground fault circuit interrupter protection shall be provided where required by the currently adopted electrical code.
- e. Buildings that contain three or more stories or 16 or more dwelling units shall be provided with both a manual and an automatic fire alarm system in public areas.
- f. Doors opening into public corridors shall conform to code requirements, including being self-closing and latching.
- g. Interior doors opening into enclosed stairways shall be fire rated and self-closing and latching.
- h. All public corridors shall have illuminated exit signs indicating the path of travel along the exit system and emergency backup power shall be provided for the exit signs.
- i. Emergency backup power shall be provided for egress lighting in all public areas, including corridors, stairways, lobbies, attached parking garages and elevator cabs and shall provide a minimum illumination of one foot-candle at the floor level.

- j. When applicable, a means of two-way communication shall be provided between all elevator cabs and the outside of the elevator.
 - k. Portable fire extinguishers shall be provided in accordance with the California Fire Code or any successor statute or regulation.
- (2) Plumbing Requirements. The following improvements shall be provided in accordance with the provisions of the California Plumbing Code or any successor statute or regulation.
- a. A temperature and pressure relief valve shall be provided for all water heaters.
 - b. Water heaters shall be seismically braced with a minimum of two straps.
 - c. Water heaters shall be properly vented to the outside and shall be provided with sufficient combustion air.
 - d. Potable water shall have a backflow protection where necessary to prevent potential cross connection.
 - e. Dishwashers shall be connected to the drainage system through an approved air gap fitting.
- (3) Security Requirements. The following improvements shall be provided in accordance with the provisions of the California Building Code or any successor statute or regulation.
- a. Openings into individual dwelling units shall comply with the security provisions.
 - b. Doors will be equipped with appropriate deadbolt locks.
 - c. Required egress windows in sleeping rooms shall not be blocked by a security grill or grate, unless it has an approved release device.
- (4) Compliance with Zoning Code provisions. With the exception of density standards, the project shall comply with all requirements of this Zoning Code, including but not limited to building setbacks, distance between buildings, parking, open space, and landscaping requirements, unless any Zoning Code requirement is superceded by an adopted specific plan or urban plan. The final review authority may approve a deviation from a Zoning Code standard in conjunction with the review of the conversion request, in conformance with the findings in Section 13-29(g)(10) and provided that the following minimum standards are met.
- a. If existing onsite parking does not conform to current requirements, at a minimum 2.5 parking spaces for every 2 to 3 bedroom units, and 1.5 parking spaces for every studio and/or 1

- bedroom unit shall be provided. Additionally, one covered space shall be assigned to each unit. In no circumstance shall approval of a conversion application result in fewer onsite parking spaces than the number of spaces that existed onsite prior to the application submittal.
- b. If existing onsite open space does not conform to current requirements for the development lot, at a minimum 30% of the total lot area shall qualify as open space.
- (5) Refurbishing and Restorations. All main buildings, structures, walls, fences, patio enclosures, carports, accessory buildings, sidewalks, driveways, landscaped areas, and additional elements as required by the final review authority shall be refurbished and restored as appropriate for a high standard of appearance, quality, and safety. Specific improvements include:
- a. Installation of all remedial improvements identified in the reports submitted pursuant to by Section 13-42(e) Documents Required.
- b. Installation of appropriate improvements that ensure acceptable sound transmission levels between units in each building and between units and parking facilities in conformance with the current California Building Code.
- c. Installation of insulation in all walls and ceilings that has a minimum value of R-13 for walls and R-30 for ceilings.
- d. Replacement of all gas lines (both interior and exterior) that do not comply with current code and conduct appropriate pressure test.
- e. Provision of individual washer/dryer hook-ups for each unit.
- f. Installation of double-glazed, low-E windows and exterior doors.
- g. Installation of new sinks, faucets, toilets, and tubs/showers. Low water flow plumbing fixtures are recommended.
- h. Installation of new appliances. Energy-efficient appliances are recommended.
- i. Install new stucco, paint, and flooring as needed.
- j. Waterproofing all exterior landings, staircases, and balconies.
- k. Installation of roof-top solar energy panels is encouraged.
- (6) Condition of Equipment and Appliances. The developer shall provide a one-year warranty to the buyer of each unit at the close of escrow on any appliance included in the unit as a condition of sale, including, but not limited to, dishwasher, garbage disposal, stove,

oven, refrigerator, hot water tank, forced air unit, and air conditioner. At such time as the homeowners' association takes over management of the project, the developer shall provide written certification to the association that any improvements that are to be owned in common by the association, such as pools, spas, pool/spa equipment and any other appliances and mechanical equipment are in operable working condition. The developer shall also provide a one-year warranty on these appliances and mechanical equipment.

- (7) Public Report. Prior to the submittal of the recorded subdivision map with the State Department of Real Estate, the developer shall submit to the Planning Division a copy of the preliminary public report, which shall list all structural and site improvements that were made to the conversion project.
- (8) Onsite Utilities. The developer shall underground all onsite utilities. In addition, all onsite utilities, such as gas, electricity, and water, shall be separately metered for each unit. Common areas may also require separate utility meters pursuant to the utility agency requirements."

f. Add to Chapter V. the following article:

~~ARTICLE 5.5 NON-RESIDENTIAL COMMON INTEREST DEVELOPMENTS~~

~~Sec. 13-54.50. PURPOSE~~

~~The purpose of this article is to regulate the placement of non-residential common interest development projects and the conversion of existing non-residential developments to common interest developments consistent with the form of ownership and occupancy of such projects pursuant to applicable laws for the general health, safety, and welfare of the public.~~

~~Sec. 13-54.51. PLANNING APPLICATION REQUIRED~~

- (a) Non-residential common interest development projects are permitted in appropriate commercial, industrial, or planned development zones, subject to the approval of the following planning application, as applicable. This requirement is in addition to other permits or certificates required by law.
 - (1) All new non-residential common interest development projects shall be processed according to the design review procedures contained in CHAPTER III PLANNING APPLICATIONS.
 - (2) Conversion of occupied or previously occupied non-residential developments to common interest development projects shall be subject to Sections 13-54.52 NON-RESIDENTIAL COMMON INTEREST DEVELOPMENT STANDARDS AND REQUIREMENTS and 13-54.53 NON-RESIDENTIAL COMMON INTEREST



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.**