



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: MARCH 24, 2008

VI.4

ITEM NUMBER:

SUBJECT: PARCEL MAP PM-07-181
1509 ORANGE AVENUE

DATE: MARCH 13, 2008

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714)754.5136

DESCRIPTION

The applicant proposes a parcel map to facilitate a two-unit, two-story residential common interest development (condominiums) previously approved under PA-07-35.

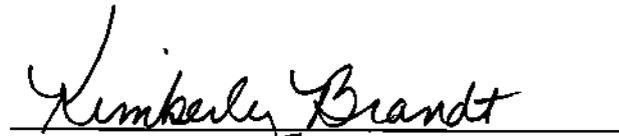
APPLICANT

George Bach of Abstract Consulting Group is the authorized agent for Scott and Valorie Vincent.

RECOMMENDATION

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


WENDY SHIH
Associate Planner


KIMBERLY BRANDT, AICP
Asst. Development Services Director

BACKGROUND/ANALYSIS

On November 26, 2007, Planning Commission approved Planning Application PA-07-35 for the construction of a 2-unit, two-story residential common interest development. The applicant is processing the map that will facilitate the project. The proposed map will allow the individual units to be sold independent of one another. The map complies with City Codes and the State Subdivision Map Act.

The staff report and plans for the condominium project are attached for reference.

GENERAL PLAN CONSISTENCY

The proposed subdivision affects only how the units are sold; as a result, there will be no effect on the City's General Plan.

ALTERNATIVES

If the parcel map is denied, the individual units could not be sold independent of one another and could only be used as rentals. The applicant would not be able to file a similar request for six months.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15315 for Minor Land Divisions.

CONCLUSION

Approval of the parcel map will facilitate an ownership housing project approved by Planning Commission under Planning Application PA-07-35. The map is in compliance with the requirements of the City's Zoning code, State's Subdivision Map Act, and Planning Application PA-07-35.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Draft Conditions of Approval
 Zoning/Location Map
 Parcel Map No. 2007-181
 Staff Report PA-07-35
 Plans

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

George Bach
Abstract Consulting Group
194 W. Cerritos Ave.
Anaheim, CA 92805

Valorie Vincent
1675 Tahiti Ave.
Laguna Beach, CA 92651

File: 032408PM07181	Date: 031308	Time: 2:30 p.m.
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RESOLUTION NO. PC-08-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PARCEL MAP PM-07-
181**

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

WHEREAS, an application was filed by George Bach of Abstract Consulting Group, authorized agent for Scott and Valorie Vincent, property owners with respect to the real property located at 1509 Orange Avenue, requesting approval of a parcel map to facilitate a residential common interest development previously approved under PA-07-35, in the R2-MD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 24, 2008.

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** Parcel Map PM-07-181 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 Parcel Map PM-07-181 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B", as well as with compliance of all applicable federal, state, and local laws. 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 24th day of March 2008.

Donn Hall, Chair
Costa Mesa Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The proposed airspace residential common interest subdivision is consistent with the City's General Plan and Zoning Ordinances.
- B. The subject property is physically suitable to accommodate PM-07-181 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.
- C. 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.
- D. 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.
- E. 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).
- F. 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.
- G. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

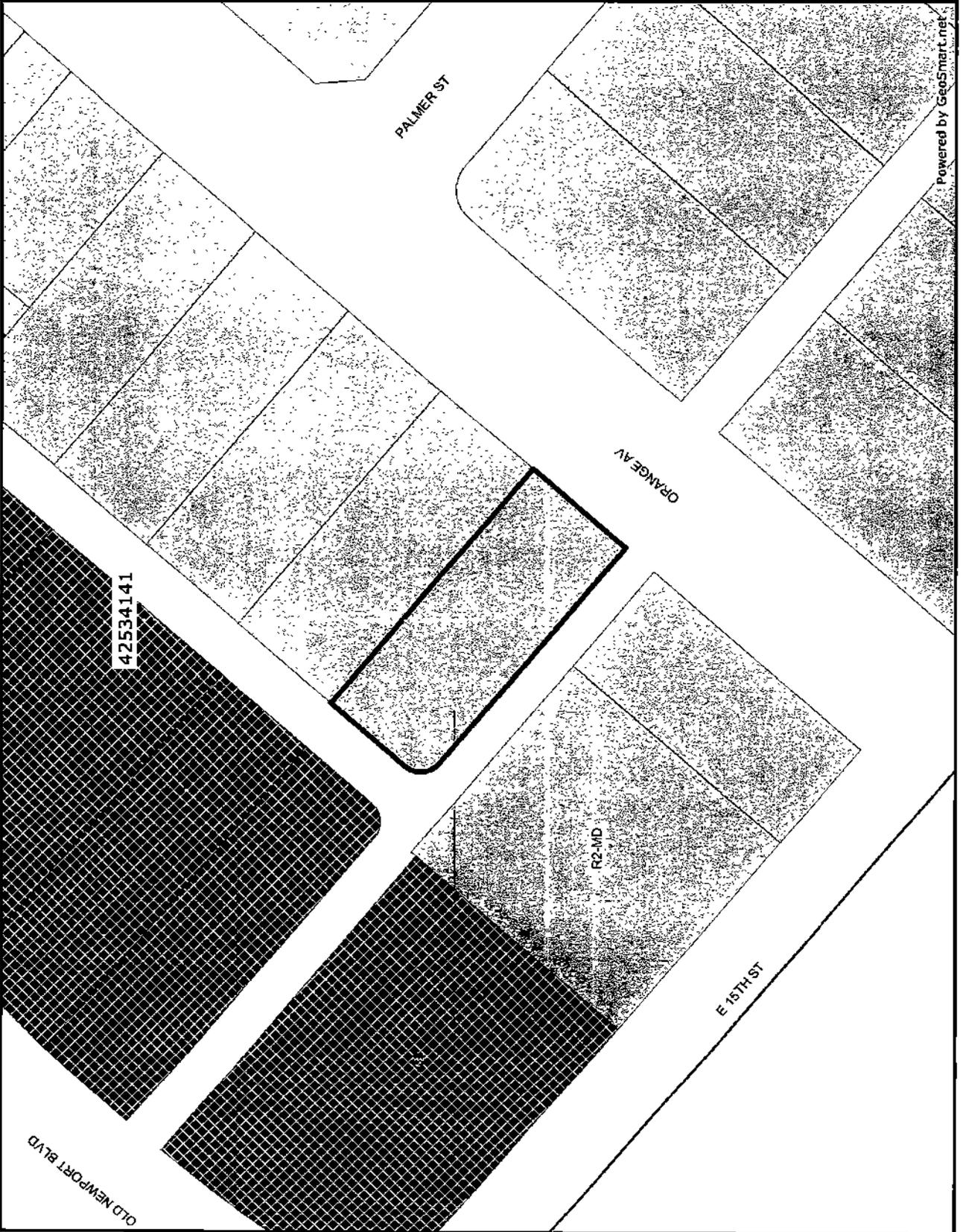
CONDITIONS OF APPROVAL (for map only)

- Png. 1. The applicant is reminded that all conditions of approval, Code requirements, and special district requirements of Planning Application PA-07-35 shall be complied with.

ZONING/LOCATION MAP

1509 Orange Avenue

42534141



Legend

- Selected Features
- Street Names
- Parcel Lines
- City Boundary
- Zoning
- AP
- C1
- C1-S
- C2
- CL
- IAR
- IAR-S
- HG
- MP
- P
- PDC
- PDI
- PDR-MD
- PDR-LD
- PDR-MD
- PDR-NCM
- R1
- R2-MD
- R2-MD
- R3
- TC
- Parcels



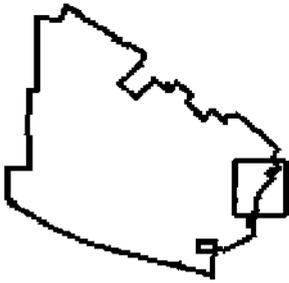
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8

City of Costa Mesa

1509 ORANGE AVE. - [Created: 2/29/2008 11:18:16 AM] [Scale: 65.93] [Page: 8.5 x 11 / Landscape]

Overview Map



Map Display

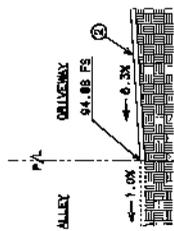


Legend

- Address Large
- Street Names
- Parcel Lines
- City Boundary
- Level 1 Ortho Photo
- Parcels ROW Polygons
- city

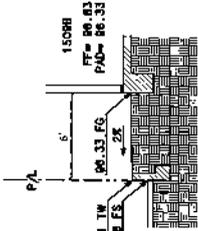
TENTATIVE PARCEL MAP 2007-181

FOR CONDOMINIUM PURPOSES
IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A REVISION OF LOT 21 OF TRACT MAP NO. 427 AS RECORDED IN MAP BOOK 19 PAGE 18 OF
MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.



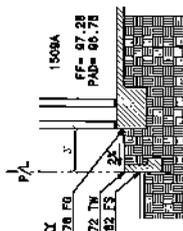
DETAIL SECTION A

APN 425-341-05
ADDRESS: 1514 NEWPORT BLVD
COMMERCIAL USE

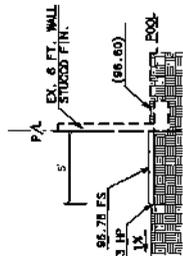


DETAIL SECTION B

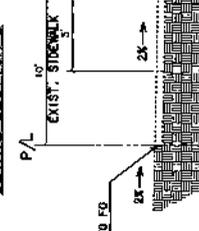
APN 425-341-04
ADDRESS: 1210 NEWPORT BLVD
COMMERCIAL USE



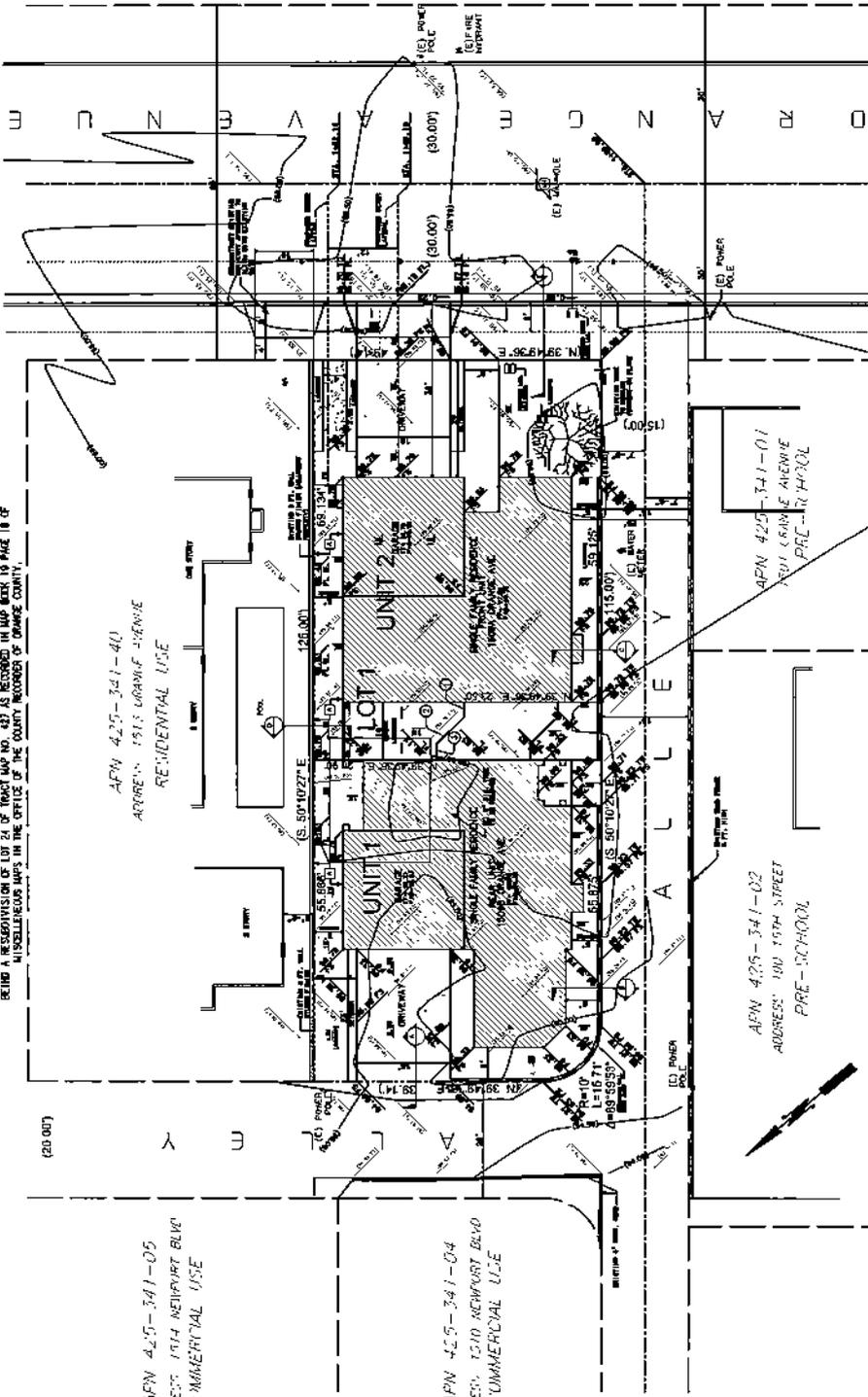
DETAIL SECTION C



DETAIL SECTION D



DETAIL SECTION E



LEGENDS:

NUMBER	DESCRIPTION
1	APPROXIMATE BASE
2	APPROXIMATE BOUNDARY
3	BOUNDARY MARK
4	CURB FACE
5	CONCRETE
6	CONCRETE
7	CONCRETE
8	EACH
9	FRESH FLOOR
10	FRESH SURFACE
11	FLOOR LINE
12	FOOT
13	GRAVEL
14	GRASS
15	MINIMUM
16	PROPERTY LINE
17	RECORDED
18	STAIRCASE
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98	STAIRCASE
99	STAIRCASE
100	STAIRCASE

TOPOGRAPHIC SYMBOLS:

100	PROPOSED CONDUIT ELEV.
(100)	EXISTING CONDUIT ELEV.
101	WOOD FENCE
102	CONCRETE BLOCK FENCE
103	CURB AND GUTTER
104	DISE OF PRODUENT
105	EXISTING TREES
106	BENCH MARK
107	BUILDING CORNER
108	BURIED PIPE OR CHAIN
109	WELL
110	WELL
111	WELL
112	WELL
113	WELL
114	WELL
115	WELL
116	WELL
117	WELL
118	WELL
119	WELL
120	WELL

LINE SYMBOLS FOR PLANS

1	CENTER LINE
2	PROPERTY LINE

TABLE OF COURSES

1	S. 50°10'37" E. 2.57'
2	N. 4°49'04" W. 6.05'
3	S. 90°10'37" E. 2.97'

BENCHMARK

DESTINATION: 1-800
241 N. NEWPORT BLVD, COSTA MESA, CA 92626
CONCRETE WALKWAY PAD. WALKWAY IS LOCATED ALONG
THE SOUTHERLY SIDE OF NEWPORT BLVD. AT THE
PROJECTED INTERSECTION OF 15TH STREET AND NEWPORT
BLVD.

LEGAL DESCRIPTION:

LOT 24 OF TRACT 427, IN THE CITY OF COSTA MESA,
COUNTY OF ORANGE, STATE OF CALIFORNIA, AS
SHOWN ON THE PLAT OF TRACT MAP NO. 427, AS
RECORDED IN MAP BOOK 19, PAGE 18, MISCELLANEOUS
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF
SAID COUNTY.

FLOODZONE INFORMATION:

ZONE V
FLOOD INSURANCE RATE MAP # 0805020308H
COMMUNITY ID = 080503

GENERAL NOTES:

- EXISTING ZONING: R-1
- PROPOSED ZONING: R-1
- PROPOSED USE: SINGLE FAMILY RESIDENCE
- PROPOSED LOT: 100' X 150'
- PROPOSED AREA: 15,000 SQ. FT.
- PROPOSED PERMITS: CONSTRUCTION PERMIT, PLUMBING PERMIT, ELECTRICAL PERMIT, MECHANICAL PERMIT, FIRE DEPARTMENT PERMIT, HEALTH DEPARTMENT PERMIT, ENVIRONMENTAL PERMIT, SOILS PERMIT, WATER PERMIT, AIR QUALITY PERMIT, PUBLIC WORKS PERMIT, UTILITIES PERMIT, TRAFFIC PERMIT, LANDSCAPE PERMIT, SIGNAGE PERMIT, ADVERTISING PERMIT, SPECIAL EVENTS PERMIT, TEMPORARY OCCUPANCY PERMIT, SPECIAL USE PERMIT, OTHER PERMITS AS REQUIRED.
- PROPOSED PERMITS: CONSTRUCTION PERMIT, PLUMBING PERMIT, ELECTRICAL PERMIT, MECHANICAL PERMIT, FIRE DEPARTMENT PERMIT, HEALTH DEPARTMENT PERMIT, ENVIRONMENTAL PERMIT, SOILS PERMIT, WATER PERMIT, AIR QUALITY PERMIT, PUBLIC WORKS PERMIT, UTILITIES PERMIT, TRAFFIC PERMIT, LANDSCAPE PERMIT, SIGNAGE PERMIT, ADVERTISING PERMIT, SPECIAL EVENTS PERMIT, TEMPORARY OCCUPANCY PERMIT, SPECIAL USE PERMIT, OTHER PERMITS AS REQUIRED.

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SAID COUNTY.

TENTATIVE PARCEL MAP 2007-181
PROJECT ADDRESS
1509 ORANGE AVENUE
COSTA MESA, CALIFORNIA

THE ABSTRACT CONSULTING GROUP
184 W. Columbus Avenue
Anaheim, California 92805
714.779.3300 fax 714.762.7114



Underground Services Alert
CALL TOLL FREE
1-800-422-4133
THE PROFESSIONAL SURVEYING

PROPOSED WIDE CORNER AREA REDSTRAN
PATH OF TRAVEL PURPOSES TO BE RECORDED
PER PARCEL MAP

Exp. 12/31/08
VICINITY MAP
NOT TO SCALE
CIVIL

APN 425-341-01
ADDRESS: 1514 ORANGE AVENUE
PRE-SCHOOL

APN 425-341-02
ADDRESS: 1514 ALAMEDA BLVD
PRE-SCHOOL



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: NOVEMBER 26, 2007

VI.4

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-07-35
1509 ORANGE AVENUE

DATE: NOVEMBER 15, 2007

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

DESCRIPTION

Design review to construct 2, two-story condominium units.

APPLICANT

Ame Valenti is the authorized agent for property owners, Scott and Valerie Vincent.

RECOMMENDATION

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



HANH NGUYEN
Assistant Planner



KIMBERLY BRANDT, AICP
Assistant Development Services Director

PLANNING APPLICATION SUMMARY

Location: 1509 Orange Avenue Application: PA-07-35

Request: Design review to construct 2, two-story condominium units.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	<u>R2-MD</u>	North:	<u>R2-MD – residential</u>
General Plan:	<u>Medium Density Residential</u>	South:	<u>R2-MD – preschool (across alley)</u>
Lot Dimensions:	<u>Irregular</u>	East:	<u>R2-MD – residential (across Orange Ave)</u>
Lot Area:	<u>6,120 sq. ft.</u>	West:	<u>C2 – commercial (across alley)</u>
Existing Development:	<u>Single-family residence (already demolished).</u>		

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed	Proposed/Provided	
Lot Size:			
Lot Width	50 ft.	49 ft. ¹	
Lot Area	12,000 sq. ft.	6,120 sq.ft. ¹	
Density:			
Zone/General Plan	1 du/3,630 sq.ft.	1 du/3,060 sq.ft. ²	
Building Coverage:			
Buildings	N/A	49% (2,984 sq.ft.)	
Paving	N/A	11% (688 sq.ft.)	
Open Space	Minimum 40% (2,448 sq. ft.)	40% (2,448 sq.ft.)	
TOTAL		100% (6,120 sq.ft.)	
Private Open Space:	Minimum 10 ft.	Minimum 10 ft.	
Building Height:	2 stories/27 ft. (sloped roof) 22 ft. (flat roof design)	<u>Front Unit</u> 2 stories/ 25.5 ft.	<u>Rear Unit</u> 2 stories/ 25.5 ft.
Chimney Height:	29 ft.	29 ft. ⁴	29 ft. ⁴
Ratio of 2 nd floor to 1 st floor ³ :	Maximum 80%	<u>Front Unit</u> 77% (1,167 sq.ft./ 1,510 sq.ft.)	<u>Rear Unit</u> 79% (1,170 sq.ft./ 1,474 sq.ft.)
Setbacks:			
Front	20 ft.	20 ft.	
Side (left ⁵ /right)	5 ft./5 ft.	5 ft./5 ft.	
2 nd Floor Interior (right) Side ^{3,5}	10 ft. average	<u>Front Unit</u> 10 ft. average	<u>Rear Unit</u> 14 ft. average
Rear ⁵	5 ft.	6 ft.	
Parking:			
Covered	4	4	
Open	4	4	
TOTAL	8 Spaces	8 spaces	
CEQA Status	Exempt, Class 3		
Final Action	Planning Commission		

- 1 Existing, nonconforming.
- 2 Two units permitted because lot existed prior to March 16, 1992.
- 3 Residential design guidelines.
- 4 Project does not involve variance therefore chimney will be required not to exceed 29 ft.
- 5 Abutting an alley.

BACKGROUND

The subject property is surrounded by a preschool to the south, commercial uses to the west, and multiple-family residences to the north and east. A public alley separates the property from the preschool and the commercial uses. The applicant proposes to construct two, two-story condominium units.

On August 28, 2006, the Commission approved Planning Application PA-06-47 for substantially the same project, but denied the variance for a rooftop deck above the second floor. The applicant has revised the project to eliminate the rooftop deck.

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.

PROJECT ANALYSIS

The exterior elevations of the proposed homes will consist of stucco finish, window trims, stone veneers, decorative lighting, precast balustrade, decorative precast, stained wood sectional garage doors, and clay roof tiles.

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 interior side property line. The proposed second floor-to-first floor ratios are 77% for the front unit and 79% for the rear unit. The interior second floor side elevations also satisfy the design guidelines with a 10-foot average side setback for the front unit and 14-foot average side setback for the rear unit. Because structures with flat roofs can have a greater mass or bulk than structures with sloping roofs, the Residential Design Guidelines also recommend flat roofed structure not exceed 22 feet in height; 25 feet is proposed. Staff supports the proposed flat roofs because they are integrated with the overall design of the residences and encompass only a limited amount of the roofline.

The second floor windows are placed to minimize privacy impacts and direct views into windows on the adjacent property to the north (right). The Commission had previously approved the second-floor window locations; however staff recommends that the north window of bedroom number 2 of the front unit be relocated to the west side of the room to further minimize views into the north neighbor's swimming pool.

The plans show the chimneys exceeding the 29-foot height limit. Since this project does not involve a variance for the chimney height, plans submitted for building plan check will need to reduce the chimney heights to a maximum 29 feet.

GENERAL PLAN CONFORMITY

The property has a General Plan designation of Medium Density Residential. Under this designation two dwelling units 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

The Planning Commission may consider the following alternatives:

1. Approve the design review for two, two-story condominium units with the condition that the window in bedroom number 2 in the front unit be relocated to the west side of the room.
2. Approve the project as proposed by the applicant.
3. Deny the application. The applicant could not submit substantially the same project for 6 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 condominium units comply with applicable common interest development standards and design guidelines and approval will provide additional home ownership opportunities.

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

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

Scott and Valerie Vincent
1675 Tahiti Avenue
Laguna Beach, CA 92651

Arne Valenti
158 North Glassell St., Ste. 203
Orange, CA 92866

RESOLUTION NO. PC-07-84

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-07-35**

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

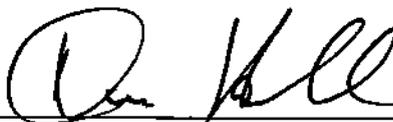
WHEREAS, an application was filed by Arne Valenti, authorized agent for the owners of the property, Scott and Valerie Vincent, with respect to the real property located at 1509 Orange Avenue, requesting approval of a design review to construct two, two-story condominium units, in the R2-MD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on November 26, 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-07-35 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-07-35 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B", as well as with compliance of all applicable federal, state, and local laws. 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 26th day of November, 2007.



Donn Hall, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

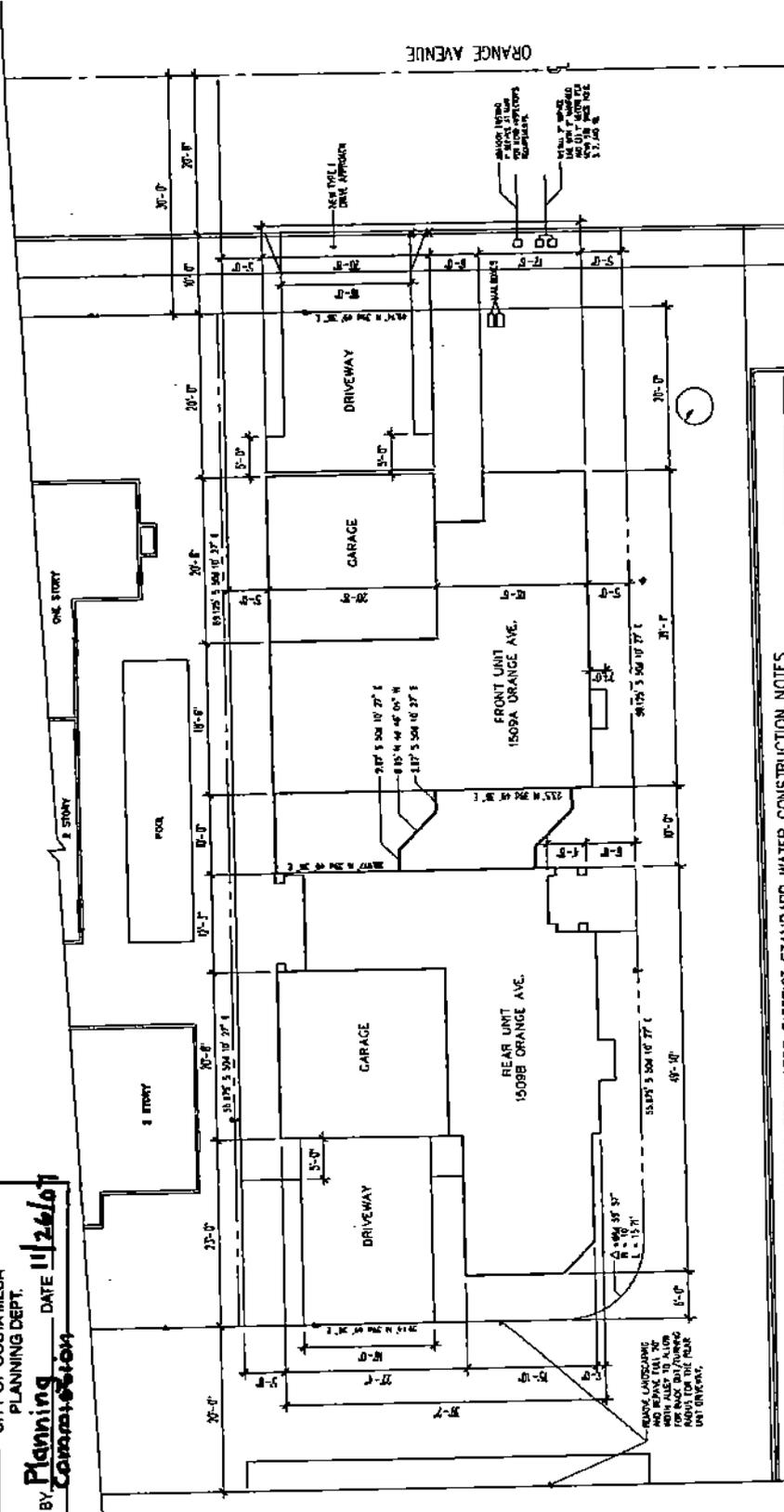
- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
- a. The proposed development and use is compatible and harmonious with uses on surrounding properties.
 - b. Safety and compatibility of the design of the building and other site features, including functional 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.
 - e. The cumulative effects of all planning applications have been considered.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(14) in that the proposed development 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 on adjacent residences to the north. Approval of the condominium units will also provide additional home ownership opportunities in the City.
- C. 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.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**Planning Application
Development Review No. PA-07-35**

Approval in Concept

SUBJECT TO CONDITIONS
CITY OF COSTA MESA
PLANNING DEPT.

BY **Planning Commission** DATE **11/26/07**



MESA CONSOLIDATED WATER DISTRICT STANDARD WATER CONSTRUCTION NOTES

1. Determine final construction at all proposed structures and water lines to be installed.
2. All water lines shall be installed in accordance with the City of Costa Mesa Water Department Standard Specifications for Water Lines.
3. All water lines shall be installed in accordance with the City of Costa Mesa Water Department Standard Specifications for Water Lines.
4. All water lines shall be installed in accordance with the City of Costa Mesa Water Department Standard Specifications for Water Lines.
5. All water lines shall be installed in accordance with the City of Costa Mesa Water Department Standard Specifications for Water Lines.
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8. All water lines shall be installed in accordance with the City of Costa Mesa Water Department Standard Specifications for Water Lines.
9. All water lines shall be installed in accordance with the City of Costa Mesa Water Department Standard Specifications for Water Lines.
10. All water lines shall be installed in accordance with the City of Costa Mesa Water Department Standard Specifications for Water Lines.

A FULL SITE SURVEY IS REQUIRED TO ESTABLISH AND BALANCE SETBACKS.
LANDSCAPING SHALL COMPLY TO CITY OF COSTA MESA LANDSCAPE REQUIREMENTS (CITY OF COSTA MESA, 2005) AND ALL LANDSCAPE REQUIREMENTS.

ARNE
 VALENTI
 DESIGNS
 ARCHITECTS
 1509A & B ORANGE AVENUE
 COSTA MESA, CA
 ORANGE, CALIFORNIA 92667-1304

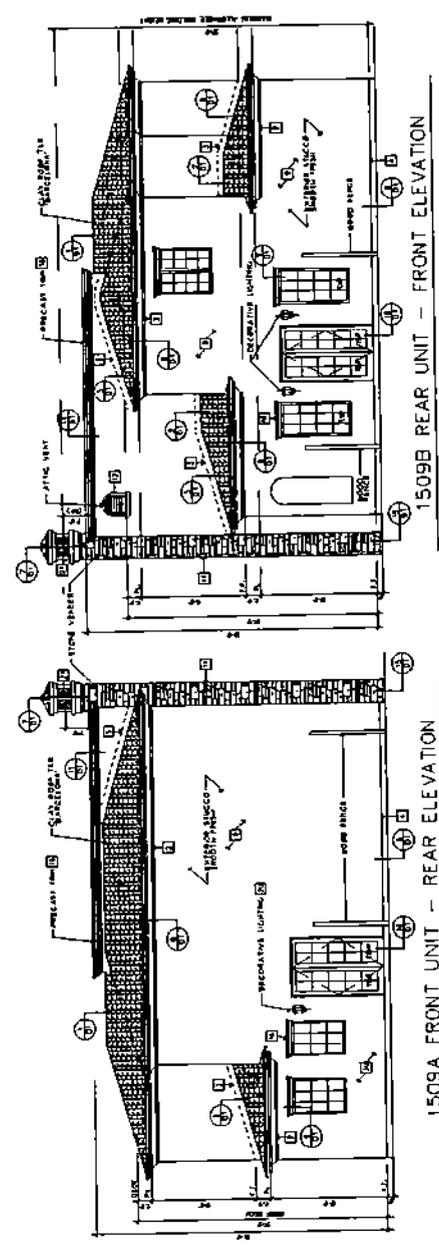
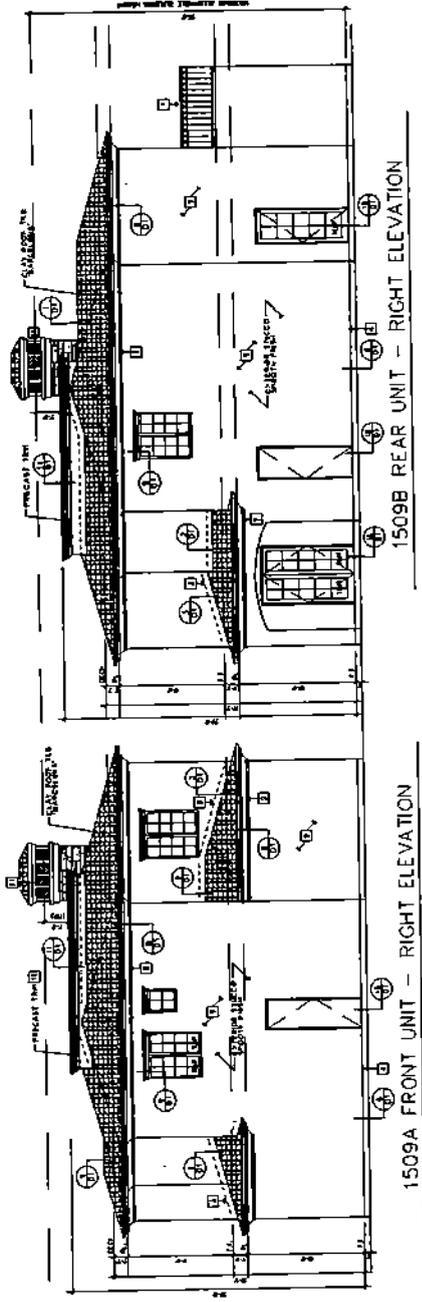
DEVELOPED FOR
 SCOTT & VALERIE VINCENT
 1875 TAYLOR AVE.
 LAGUNA BEACH, CALIFORNIA
 92653-2960

REVISIONS
 NO. DATE BY

SUPPLEMENT NO. 1
 DATE 11/17/11
 DRAWN BY
 CHECKED BY
 DATE 11/17/11
 SCALE 1/8" = 1'-0"

DESIGNED BY
 DRAWN BY
 CHECKED BY
 DATE 11/17/11
 SCALE 1/8" = 1'-0"

A11



- GENERAL NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 7. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 9. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.
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- GENERAL NOTES (CONT.):**
11. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 13. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 15. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.
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