



# PLANNING COMMISSION AGENDA REPORT

VII.5

MEETING DATE: OCTOBER 11, 2010

ITEM NUMBER:

**SUBJECT:** TIME EXTENSION FOR PLANNING APPLICATION PA-07-13 FOR A FIVE-UNIT, TWO-STORY COMMON INTEREST DEVELOPMENT AND AN AMENDMENT TO ALLOW THE PHASING OF CONSTRUCTION  
1758 THROUGH 1764 ANAHEIM AVENUE

**DATE:** SEPTEMBER 30, 2010

**FOR FURTHER INFORMATION CONTACT:** MEL LEE, AICP, SENIOR PLANNER  
(714) 754-5611 ([mlee@ci.costa-mesa.ca.us](mailto:mlee@ci.costa-mesa.ca.us))

## DESCRIPTION

The applicant is proposing the following:

1. A retroactive extension of time for PA-07-13, a design review for a five unit, two story common interest development, to coincide with the expiration of TT-17180 to facilitate the sale of the units as an airspace condominium, to September 10, 2012.
2. An amendment to allow the construction of the project in two phases - three units for the first phase and two units for the second phase.

## APPLICANT(S)

Dennis and Linda Dalessio are the applicants and property owners.

## RECOMMENDATION

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

MEL LEE, AICP  
Senior Planner

KHANH NGUYEN  
Acting Asst. Development Svs. Director

## **BACKGROUND**

### ***Project Site/Environs***

The project site is located on the east side of Anaheim Avenue, south of West 18<sup>th</sup> Street. The property is zoned R2-HD and contains a one-story residence along the Anaheim Avenue frontage of the property, and a parking lot abutting a public alley at the rear of the property. The property is also located within the City's Downtown Redevelopment Project Area.

The Planning Commission considered the development at their August 13, 2007, and September 10, 2007, Planning Commission meetings. The project was approved at the September 10, 2007 Commission meeting on a 5-0 vote. The project consisted of the following:

### **PA-07-13**

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

### **TT-17180**

Tentative tract map to facilitate the proposed common interest development and allow the units to be sold independent of one another as airspace condominiums.

For reference, the Planning Staff Reports can be found on the City's website at the below links:

August 13, 2007:

<http://www.ci.costa-mesa.ca.us/council/planning/2007-08-13/081307PA0713T17180.pdf>

September 10, 2007:

<http://www.ci.costa-mesa.ca.us/council/planning/2007-09-10/091007PA0713T17180CONT.pdf>

## ANALYSIS

### Time extension

As noted earlier, PA-07-13 was approved in September of 2007. In December 2007, the applicants submitted construction plans for the five units to the Building Services Division for plan check; however, due to the economic downturn, the applicants have not been able to proceed with construction. Because the approval was valid for one year, the applicant is requesting a retroactive extension of time for PA-07-13 to coincide with the expiration of the tentative map.

Per the Subdivision Map Act, the map approval was originally valid for two years. However, Senate Bill 1185, passed in July 2008, allowed an automatic one-year extension. In addition, Assembly Bill AB 333, passed on July 15, 2009, allowed an additional automatic two-year extension. Therefore, if the retroactive time extension is approved, the approval of both entitlements will be valid until September 10, 2012.

### Construction Phasing

As indicated by the applicants in the attached letter (Attachment 2) due to the economic downturn, the applicants have not been able to secure the financing necessary to obtain the building permits and proceed with construction of all five units. However, they have the funding to proceed with the construction of three of the units and wish to separate the project into two phases (see Attachment 4):

#### Phase 1:

The applicant is proposing to construct the three units and related improvements that take access from the existing public alley at the rear of the site.

#### Phase 2:

Once the three units are sold, the applicant is proposing to demolish the existing one-story residence along the Anaheim Avenue frontage of the property and construct the remaining two units. In the attached letter, the applicant does not indicate a specific time frame for the completion of Phase 2.

The original project was proposed to be constructed in one phase. An amendment to Planning Application PA-07-13 is required because the current proposal for two construction phases departs from the original plan to grade the entire property and begin construction at once. It is also possible that the second phase of construction may not occur, although this is not currently contemplated by the applicant. As a result, staff is recommending the following condition of approval:

Prior to building final for the last unit (third residence) in Phase 1, the applicant shall complete ONE of the following:

1. Applicant shall obtain a demolition permit and demolish the existing one-story residence;

OR

2. Applicant shall implement any necessary upgrades to the existing one-story residence to bring the structure into compliance with the minimum construction standards to the satisfaction of the Building Official. These measures shall include all of the following:

(a) Certification by a California-registered structural or civil engineer that:

- All existing bedroom windows comply with the current California Building Code dimensions for emergency egress to the satisfaction of the Building Official. Non-compliant windows shall be identified for replacement or other appropriate remediation.
- All walls and floor/ceiling assemblies comply with current Code requirements for sound transmission. Non-compliant walls and floor/ceiling assemblies shall be identified for replacement or other appropriate remediation.
- All of the building's wood frames, sill plates, anchor bolts, connections, and foundation have been inspected and have a minimum life of 25 years and that all substandard elements have been identified for replacement or other appropriate remediation.
- Verification that the roof has an estimated remaining physical life of at least 25 years or installation of replacement roofing with a 25-year life.

(b) Certification by California-licensed structural termite and pest control specialist that the structure is free of infestation and structural damage caused by pests and/or dry rot. Applicant shall implement what procedures are necessary to eliminate infestation or damage, if present.

(c) Certification by a third-party California licensed inspector that the mechanical equipment, electrical system, and plumbing system are in working order. Any proper measures to remediate a damaged or faulty system or repair system components shall be implemented.

It is staff's opinion that this condition will ensure that if the existing unit does not get demolished, it will be upgraded so that it could be sold as a code compliant stand-alone unit in the future.

### Justifications for Approval

Staff supports approval of the proposed time extension and construction phasing for the following reasons:

- Other than the proposed phasing, no other changes are proposed for the project. The original project complied with all Zoning Code requirements and was also found to be in conformance with the General Plan and Redevelopment Plan. The Phase 1 units provide the building setbacks, on-site parking, landscaping, private open space, overall open space, and other site features that would have been in place had the units been constructed as a single project.
- The project is still subject to the original conditions of approval. The proposed phasing of the project does not change the previously-adopted findings and conditions of approval for PA-07-13 and TT-17180, as specified in Resolution No. PC-07-60 (Attachment 1). These findings and conditions of approval are still applicable to the project as amended.
- If the applicant chooses to retain the existing one-story residence, it will not be a detriment to the first phase of the proposed project with the required upgrades. Although the existing residence was originally proposed to be demolished as part of the entire project, the existing residence will not adversely impact the first phase of the proposed project because the structure, with the recommended upgrades identified in Condition No. 2 of Exhibit "2" of the approval resolution, will retain a compatible relationship with the proposed development.

### ENVIRONMENTAL DETERMINATION

If the revised project is approved, it would be exempt from the provisions of the California Environmental Quality Act under Section 15303 for New Construction. If the revised project is denied, it is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15270(a) for projects which are disapproved.

### GENERAL PLAN / REDEVELOPMENT PLAN CONSISTENCY

The property has a General Plan designation of Medium Density Residential. Under this designation a maximum of five units are allowed. Therefore, if approved, the use and density would conform to the City's General Plan. Also, as noted earlier, the project is consistent with General Plan Goal LU-1A.4 which encourages additional home ownership opportunities in the City. Additionally, the project would be compatible with the City's Downtown Redevelopment Project Area, which requires that developments be consistent with the objectives of the General Plan.

**ALTERNATIVES**

The Planning Commission has the following alternatives:

1. Approve the retroactive extension of time and proposed phasing of the project, subject to the recommended conditions of approval.
2. Deny the retroactive extension of time and proposed phasing of the project. If the extension and phasing were denied, the applicant would have to submit a new Design Review application for the project.

**CONCLUSION**

The project, as amended, remains consistent with the General Plan and applicable Zoning Code sections. Therefore, staff recommends approval of the retroactive time extension and proposed phasing for this project.

- Attachments:
1. Draft Planning Commission Resolutions and Exhibits
  2. Applicant's Project Description and Justification
  3. Location Map
  4. Plans

cc: Development Services Director  
Deputy City Attorney  
City Engineer  
Transportation Svs. Mgr.  
Fire Protection Analyst  
Staff (4)  
File (2)

Dennis and Linda Dalessio  
233 19<sup>th</sup> Street  
Costa Mesa, CA 92626

Dalessio Investments, LLC  
440 Fair Drive  
Costa Mesa, CA 92626

File: 101110PA0713TT17180	Date: 093010	Time: 10:15 a.m.
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## RESOLUTION NO. PC-10-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING A TIME EXTENSION AND AN AMENDMENT TO PLANNING APPLICATION PA-07-13 AND TENTATIVE TRACT MAP TT-17180**

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

WHEREAS, an application was filed by Dennis Dalessio, authorized agent for Linda Dalessio, owner of real property located at 1758 through 1764 Anaheim Avenue, for (1) a retroactive extension of time for PA-07-13 to coincide with the expiration of TT-17180 to facilitate the sale of the units as an airspace condominium, to September 10, 2012, and (2) an amendment to allow the construction of the project in two phases - three units for the first phase and two units for the second phase;

WHEREAS, a duly noticed public hearing held by the Planning Commission on October 11, 2010 with all persons having the opportunity to speak and be heard for and against the proposal;

WHEREAS, the Planning Commission finds that the applicable Zoning code provisions for the proposed residential common interest development have not changed since the Commission's original approval;

WHEREAS, the amendment does not materially change the previously-adopted findings and conditions of approval adopted by the Planning Commission on September 10, 2007 for Planning Application PA-07-13 and Tentative Tract Map TT-17180, as specified in Exhibits "A" and "B" respectively, of Resolution No. PC-07-60, which is attached in its entirety as Exhibit "1". These findings and conditions of approval are still applicable to the project as amended;

WHEREAS, new conditions of approval related to the time extension and construction phasing is attached in Exhibit "2";

BE IT RESOLVED that, based on the evidence in the record, the Planning Commission hereby **APPROVES THE TIME EXTENSION AND AMENDMENT** to Planning Application PA-07-13 and Tentative Tract Map TT-17180 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 the amendment to Planning Application PA-07-13 and Tentative Tract Map TT-17180 and upon applicant's compliance with each and all of the conditions in Exhibits "1" and "2", and 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 11th day of October, 2010.**

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James Righeimer, Chair,  
Costa Mesa Planning Commission

STATE OF CALIFORNIA )  
 )ss  
COUNTY OF ORANGE )

I, Claire Flynn, Acting 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 11, 2010 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

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Secretary, Costa Mesa  
Planning Commission

RESOLUTION NO. PC-07-60

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

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

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

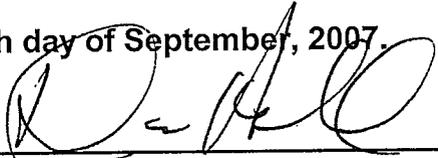
WHEREAS, a duly noticed public hearing was held by the Planning Commission on August 13, 2007, and continued to September 10, 2007.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **APPROVES** PA-07-13 and T-17180 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 PA-07-13 and T-17180 and upon applicant's compliance with each and all of the conditions of approval in Exhibit "B". Should any material change occur in the operation, or should the applicant fail to comply with the conditions of approval and mitigation measures, then this Resolution, and any recommendation for approval herein contained, shall be deemed null and void.

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.**

  
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Donn Hall, Chair  
Costa Mesa Planning Commission



**EXHIBIT "A"****FINDINGS (APPROVAL)**

- A. The information presented complies with Costa Mesa Zoning Code Section 13-29(g)(14) because the project, as designed, is compatible with surrounding properties. Additionally, the project would be compatible with the City's Downtown Redevelopment Project Area, and the objectives of the General Plan.
- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
- The proposed development, as designed, is compatible and harmonious with uses on surrounding properties.
  - The project is consistent with the General Plan.
  - The cumulative effect of all the planning applications have been considered.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA, under Section 15313 for New Construction. The evidence presented in the record as a whole indicates that the project will not individually or cumulatively have an adverse effect on wildlife resources or habitat.
- D. The project, as conditioned, is consistent with Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.
- E. The creation of the subdivision, as well as related improvements, is consistent with the City's General Plan, Zoning Ordinances, and the City's Downtown Redevelopment Project Area as indicated in Finding "A" above.
- F. The proposed use of the subdivision is compatible with the objectives, policies, general land use, and programs specified in the General Plan.
- G. The subject property is physically suitable to accommodate Tentative Tract Map T-17180 in terms of type, design and density of development, as indicated in Finding "A" above.
- H. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- I. The subdivision and development of the property will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.

- J. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).

**EXHIBIT "B"****CONDITIONS OF APPROVAL**

- Plng.
1. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc, shall be blueprinted on the site plan and on all floor plans in the working drawings.
  2. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
  3. The project is subject to compliance with all applicable federal, state, and local laws. A copy of the applicable Costa Mesa Municipal Code requirements has been forwarded to the Applicant and, where applicable, the Authorized Agent, for reference.
  4. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 36 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site stormwater flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall be continuously maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
  5. The conditions of approval and ordinance or code provisions of Planning Application PA-07-13 and T-17180 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
  6. To avoid an alley-like appearance, if driveways are paved with asphalt, they shall be developed without a center concrete swale. Design shall be approved by the Planning Division.
  7. The elevations of units visible from off-site shall have enhanced architectural details and window treatments per the direction of Planning staff.
  8. Applicant shall provide proof of establishment of a homeowner's association prior to release of any utilities.
  9. Prior to issuance of building permits, applicant shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.

10. Street addresses shall be displayed on the front of the house adjacent to the main entrance or front door of each residence in a manner visible to the street and/or alley. Street address numerals shall be a minimum 4 inches in height with not less than ½-inch stroke and shall contrast sharply with the background.
11. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
12. The CC&R's shall require that garage spaces be used for parking purposes only. Any changes made to this provision shall require prior review and approval by the City of Costa Mesa.
13. All backflow prevention devices, transformers, and other utility equipment shall be screened from view in a manner approved by the Planning Division.
14. 6-foot block walls or similar fencing shall be provided along all perimeter lot lines, subject to approval by the Planning Division. Block walls visible from the street or alley shall be decorative block, subject to approval by the Planning Division
- Eng. 15. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.
16. Comply with the requirements contained in the letter prepared by the City Engineer dated June 28, 2007.
- Plng. 17. The site shall be inspected by Code Enforcement 60 days from the date of approval. Building permits shall not be issued until the site has been inspected and cleared by Code Enforcement.
- Comm. 18. A latching, but not locking, pedestrian gate or equivalent safety device shall be provided across the pedestrian path in front of Unit 5.
19. Second story windows bedroom windows for the north (rear) elevation for Plan 5 shall be raised a minimum of 4.5 to 5 feet, subject to review by Planning staff.

EXHIBIT "2"

**CONDITIONS OF APPROVAL (AMENDMENT)**

- Plng. 1. Unless otherwise indicated, all applicable conditions of approval, code requirements, and special district requirements of PA-07-13 and TT-17180 shall be complied with.
2. Prior to building final for the last unit (third residence) in Phase 1, the applicant shall complete ONE of the following:
1. Applicant shall obtain a demolition permit and demolish the existing one-story residence;  
OR
  2. Applicant shall implement any necessary upgrades to the existing one-story residence to bring the structure into compliance with the minimum construction standards to the satisfaction of the Building Official. These measures shall include all of the following:
    - (a) Certification by a California-registered structural or civil engineer that:
      - All existing bedroom windows comply with the current California Building Code dimensions for emergency egress to the satisfaction of the Building Official. Non-compliant windows shall be identified for replacement or other appropriate remediation.
      - All walls and floor/ceiling assemblies comply with current Code requirements for sound transmission. Non-compliant walls and floor/ceiling assemblies shall be identified for replacement or other appropriate remediation.
      - All of the building's wood frames, sill plates, anchor bolts, connections, and foundation have been inspected and have a minimum life of 25 years and that all substandard elements have been identified for replacement or other appropriate remediation.
      - Verification that the roof has an estimated remaining physical life of at least 25 years or installation of replacement roofing with a 25-year life.
    - (b) Certification by California-licensed structural termite and pest control specialist that the structure is free of infestation and structural damage caused by pests and/or dry rot. Applicant shall implement what procedures are necessary to eliminate infestation or damage, if present.

(c) Certification by a third-party California licensed inspector that the mechanical equipment, electrical system, and plumbing system are in working order. Any proper measures to remediate a damaged or faulty system or repair system components shall be implemented.

3. The expiration of Planning Application PA-07-13 shall coincide with the expiration of Tentative Tract TT-17180; therefore, both applications shall be valid until September 10, 2012. Future extension requests must be made prior to the expiration date and must reference both applications.

RESOLUTION NO. PC-10-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING A TIME EXTENSION AND AN AMENDMENT TO PLANNING APPLICATION PA-07-13 AND TENTATIVE TRACT MAP TT-17180**

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

WHEREAS, an application was filed by Dennis Dalessio, authorized agent for Linda Dalessio, owner of real property located at 1758 through 1764 Anaheim Avenue, for (1) a retroactive extension of time for PA-07-13 to coincide with the expiration of TT-17180 to facilitate the sale of the units as an airspace condominium, to September 10, 2012, and (2) an amendment to allow the construction of the project in two phases - three units for the first phase and two units for the second phase;

WHEREAS, a duly noticed public hearing held by the Planning Commission on October 11, 2010 with all persons having the opportunity to speak and be heard for and against the proposal;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," the Planning Commission hereby **DENIES THE TIME EXTENSION AND AMENDMENT** to Planning Application PA-07-13 and Tentative Tract Map TT-17180.

**PASSED AND ADOPTED this 11th day of October, 2010.**

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James Righeimer, Chair,  
Costa Mesa Planning Commission

STATE OF CALIFORNIA )  
 )ss  
COUNTY OF ORANGE )

I, Claire Flynn, Acting 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 11, 2010, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

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Secretary, Costa Mesa  
Planning Commission

**EXHIBIT "A"**

**FINDINGS (DENIAL)**

- A. The proposed project, as amended, does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
  - 1. A compatible and harmonious relationship does not exist between the proposed project, as amended, and existing buildings, site development, and uses on surrounding properties.
  - 2. The proposed project, as amended, does not comply with the performance standards as prescribed in the Zoning Code.
  - 3. The proposed project, as amended, is not consistent with the General Plan or Zoning Code.
  
- B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(14) in that the proposed project, as amended, does not meet the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.
  
- C. The proposed project, as amended, is not consistent with the City's General Plan and Zoning Code.
  
- D. The Costa Mesa Planning Commission has denied Planning Application PA-07-13 and Tentative Tract Map TT-17180, as amended. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.
  
- E. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

D'Alessio Investments LLC  
440 Fair Drive  
Costa Mesa Ca 92626  
949 378-3650

Dear Planning Commission,

In late 200~~7~~<sup>2007</sup>, we were approved to build 5 homes situated on 3 R2 parcels located at 1758 Anaheim Street in Costa Mesa. Unfortunately, as we were in the midst of getting approval, the financial industry was collapsing and construction loans for single family projects have since all but shut down. It has been our hope that the financing for such a project would soon be forth coming. We have exercised two extension periods and at this point it is reasonable to expect that financing will not be available by the time our final extension expires.

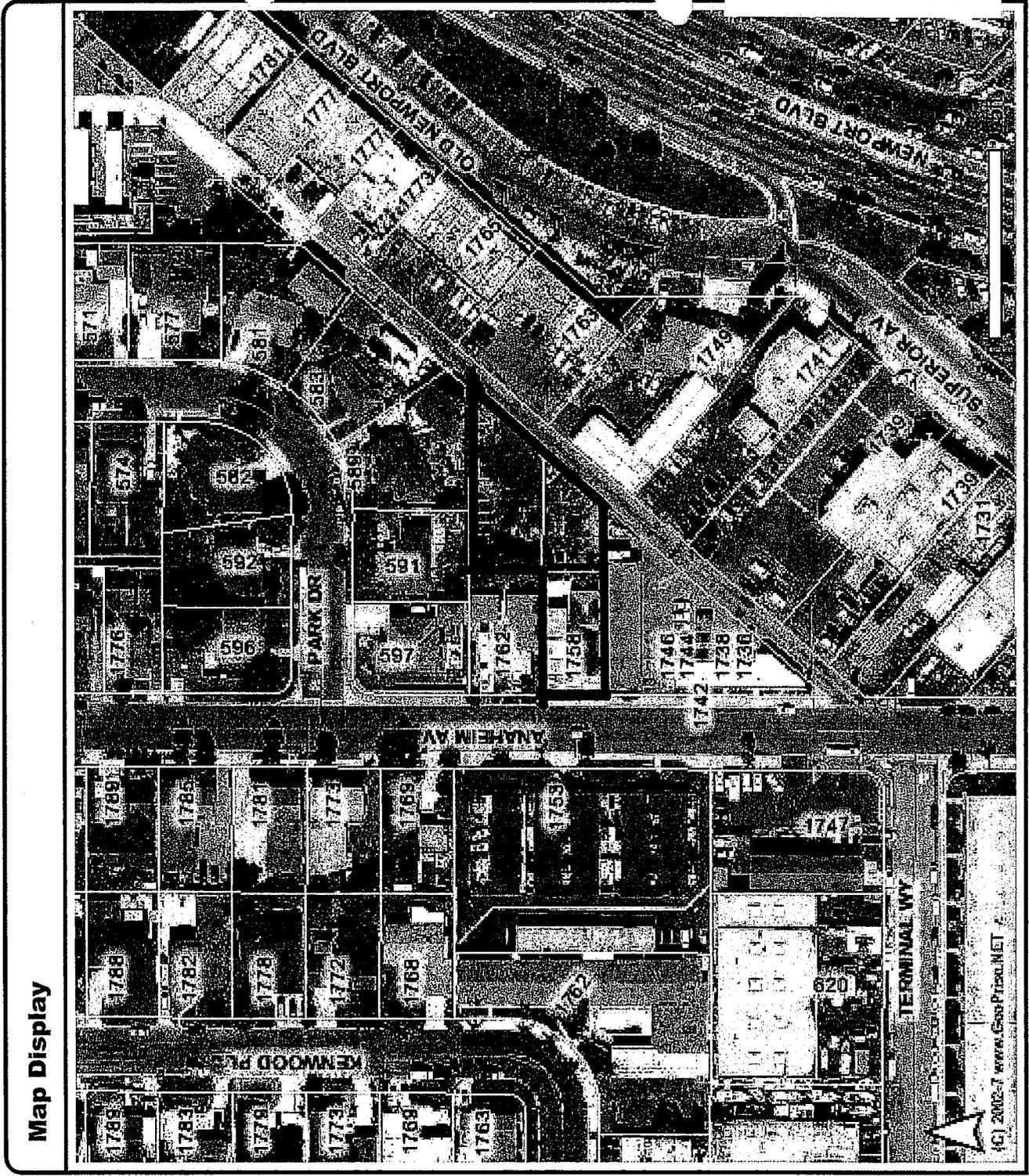
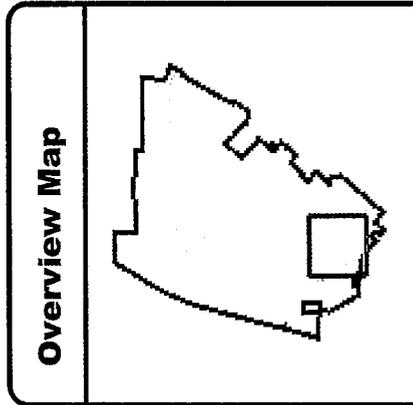
We would very much like to do the project. We can self-finance the project if we can have the ability to take a phase 1 phase 2 approach. This would allow us to build as approved. We would like to first build the three homes situated on the 2 vacant lots and sell them. Upon sale of the first three homes, we would demo the small existing home and build the two new homes on that lot.

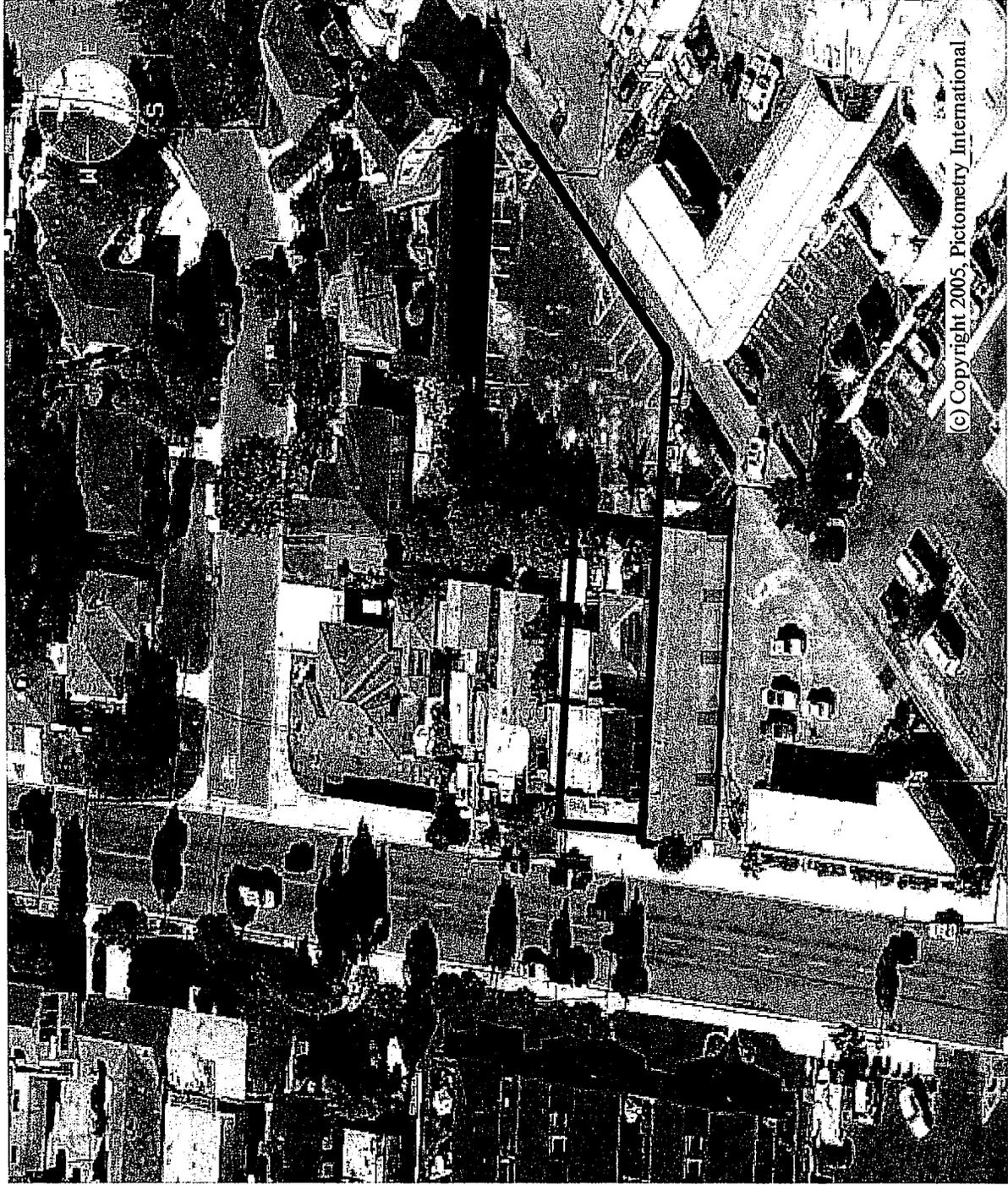
This plan seems to be the most feasible under current economic conditions and would allow us to finance and complete the entire project. We are hopeful you will approve our phase 1 one phase 2 plan.

Sincerely

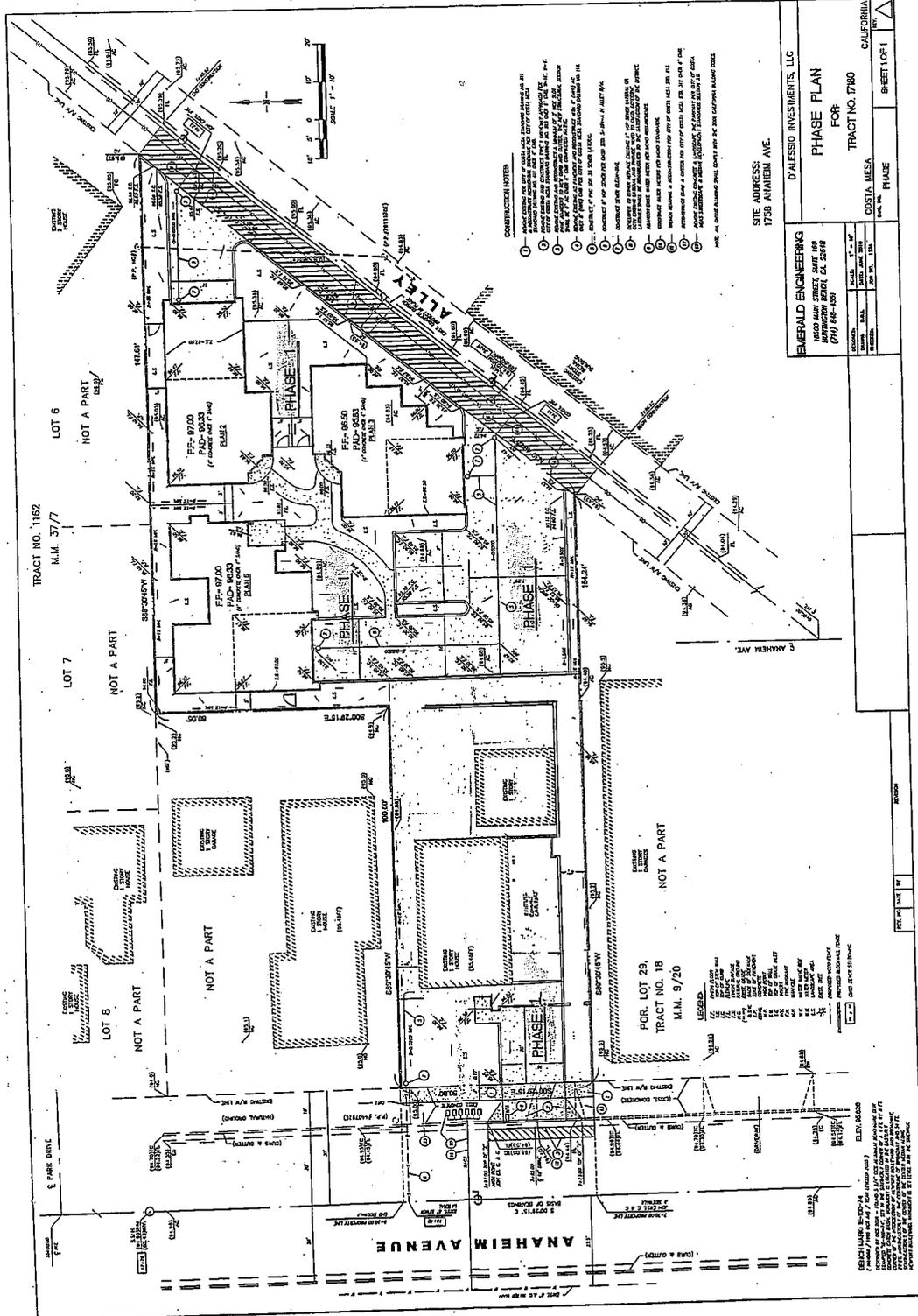


Dennis D'Alessio

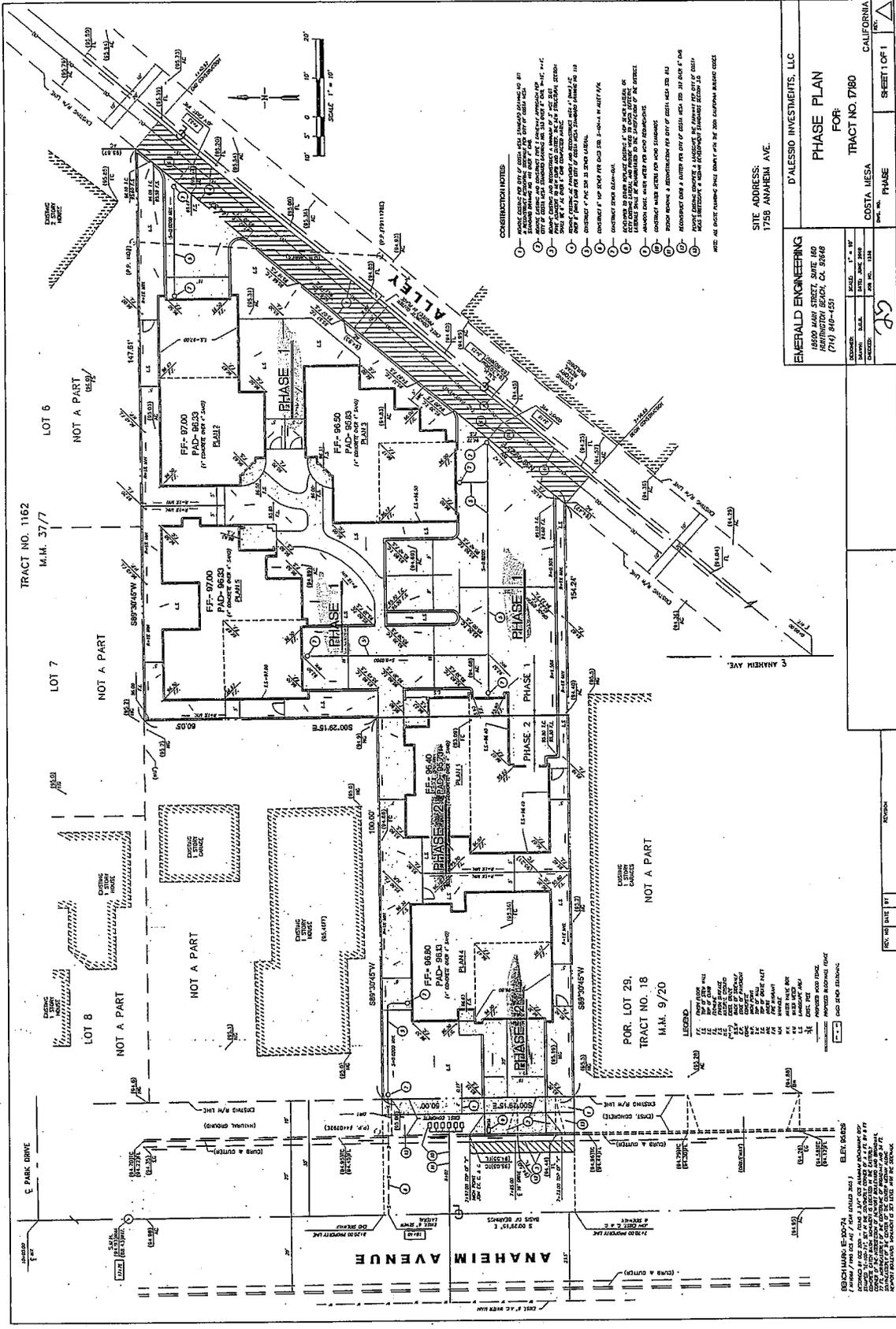




FE



PA-07-139 TT-17180



- CONSTRUCTION NOTES**
1. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES BEFORE CONSTRUCTION.
  2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF COSTA MESA SPECIFICATIONS AND THE CALIFORNIA BUILDING CODE.
  3. ALL UTILITIES SHALL BE DEEPENED AND REGRADED TO THE PROPOSED FINISH GRADE.
  4. ALL STRUCTURES SHALL BE CONSTRUCTED TO THE PROPOSED FINISH GRADE.
  5. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  6. ALL CONSTRUCTION SHALL BE SUBJECT TO THE SUPERVISION OF THE CITY ENGINEER.
  7. ALL CONSTRUCTION SHALL BE SUBJECT TO THE SUPERVISION OF THE CALIFORNIA DEPARTMENT OF PUBLIC WORKS.
  8. ALL CONSTRUCTION SHALL BE SUBJECT TO THE SUPERVISION OF THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
  9. ALL CONSTRUCTION SHALL BE SUBJECT TO THE SUPERVISION OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION.
  10. ALL CONSTRUCTION SHALL BE SUBJECT TO THE SUPERVISION OF THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.
  11. ALL CONSTRUCTION SHALL BE SUBJECT TO THE SUPERVISION OF THE CALIFORNIA DEPARTMENT OF LABOR.
  12. ALL CONSTRUCTION SHALL BE SUBJECT TO THE SUPERVISION OF THE CALIFORNIA DEPARTMENT OF SOCIAL SERVICES.
  13. ALL CONSTRUCTION SHALL BE SUBJECT TO THE SUPERVISION OF THE CALIFORNIA DEPARTMENT OF HEALTH CARE SERVICES.
  14. ALL CONSTRUCTION SHALL BE SUBJECT TO THE SUPERVISION OF THE CALIFORNIA DEPARTMENT OF EDUCATION.
  15. ALL CONSTRUCTION SHALL BE SUBJECT TO THE SUPERVISION OF THE CALIFORNIA DEPARTMENT OF REVENUE AND TAXATION.
  16. ALL CONSTRUCTION SHALL BE SUBJECT TO THE SUPERVISION OF THE CALIFORNIA DEPARTMENT OF CORRECTIONS.
  17. ALL CONSTRUCTION SHALL BE SUBJECT TO THE SUPERVISION OF THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND EMPLOYMENT DEVELOPMENT.
  18. ALL CONSTRUCTION SHALL BE SUBJECT TO THE SUPERVISION OF THE CALIFORNIA DEPARTMENT OF LABOR AND EMPLOYMENT RELATIONS.
  19. ALL CONSTRUCTION SHALL BE SUBJECT TO THE SUPERVISION OF THE CALIFORNIA DEPARTMENT OF SOCIAL SERVICES AND COMMUNITY DEVELOPMENT.
  20. ALL CONSTRUCTION SHALL BE SUBJECT TO THE SUPERVISION OF THE CALIFORNIA DEPARTMENT OF HEALTH CARE SERVICES AND COMMUNITY DEVELOPMENT.
  21. ALL CONSTRUCTION SHALL BE SUBJECT TO THE SUPERVISION OF THE CALIFORNIA DEPARTMENT OF EDUCATION AND COMMUNITY DEVELOPMENT.
  22. ALL CONSTRUCTION SHALL BE SUBJECT TO THE SUPERVISION OF THE CALIFORNIA DEPARTMENT OF REVENUE AND TAXATION AND COMMUNITY DEVELOPMENT.
  23. ALL CONSTRUCTION SHALL BE SUBJECT TO THE SUPERVISION OF THE CALIFORNIA DEPARTMENT OF CORRECTIONS AND COMMUNITY DEVELOPMENT.
  24. ALL CONSTRUCTION SHALL BE SUBJECT TO THE SUPERVISION OF THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND EMPLOYMENT DEVELOPMENT AND COMMUNITY DEVELOPMENT.
  25. ALL CONSTRUCTION SHALL BE SUBJECT TO THE SUPERVISION OF THE CALIFORNIA DEPARTMENT OF LABOR AND EMPLOYMENT RELATIONS AND COMMUNITY DEVELOPMENT.
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  30. ALL CONSTRUCTION SHALL BE SUBJECT TO THE SUPERVISION OF THE CALIFORNIA DEPARTMENT OF CORRECTIONS AND COMMUNITY DEVELOPMENT AND COMMUNITY DEVELOPMENT.

SITE ADDRESS:  
1758 ANAHEIM AVE.

D'ALESSIO INVESTMENTS, LLC  
 PHASE PLAN  
 FOR:  
 TRACT NO. 1780  
 COSTA MESA  
 PHASE

ENGINEER	SCALE	DATE
DATE	DATE	DATE
DATE	DATE	DATE

EVERALD ENGINEERING  
 18500 MAIN STREET, SUITE 100  
 HASTING BEACH, CA 92648  
 (714) 946-4551

TRACT NO. 1162  
 M.M. 37/7

LOT 6  
 NOT A PART

LOT 7  
 NOT A PART

LOT 8  
 NOT A PART

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PHASE 6

PHASE 7

PHASE 8

PHASE 9

PHASE 10

PHASE 11

PHASE 12

PHASE 13

PHASE 14

PHASE 15

PHASE 16

PHASE 17

PHASE 18

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PHASE 89

PHASE 90

PHASE 91

PHASE 92

PHASE 93

PHASE 94

PHASE 95

PHASE 96

PHASE 97

PHASE 98

PHASE 99

PHASE 100

LEGEND

1. EXISTING UTILITIES

2. PROPOSED UTILITIES

3. EXISTING STRUCTURES

4. PROPOSED STRUCTURES

5. EXISTING DRIVEWAYS

6. PROPOSED DRIVEWAYS

7. EXISTING SIDEWALKS

8. PROPOSED SIDEWALKS

9. EXISTING CURBS

10. PROPOSED CURBS

11. EXISTING PAVEMENT

12. PROPOSED PAVEMENT

13. EXISTING GRASS

14. PROPOSED GRASS

15. EXISTING TREES

16. PROPOSED TREES

17. EXISTING FENCES

18. PROPOSED FENCES

19. EXISTING SIGNAGE

20. PROPOSED SIGNAGE

21. EXISTING LIGHTING

22. PROPOSED LIGHTING

23. EXISTING LANDSCAPING

24. PROPOSED LANDSCAPING

25. EXISTING UTILITIES

26. PROPOSED UTILITIES

27. EXISTING STRUCTURES

28. PROPOSED STRUCTURES

29. EXISTING DRIVEWAYS

30. PROPOSED DRIVEWAYS

31. EXISTING SIDEWALKS

32. PROPOSED SIDEWALKS

33. EXISTING CURBS

34. PROPOSED CURBS

35. EXISTING PAVEMENT

36. PROPOSED PAVEMENT

37. EXISTING GRASS

38. PROPOSED GRASS

39. EXISTING TREES

40. PROPOSED TREES

41. EXISTING FENCES

42. PROPOSED FENCES

43. EXISTING SIGNAGE

44. PROPOSED SIGNAGE

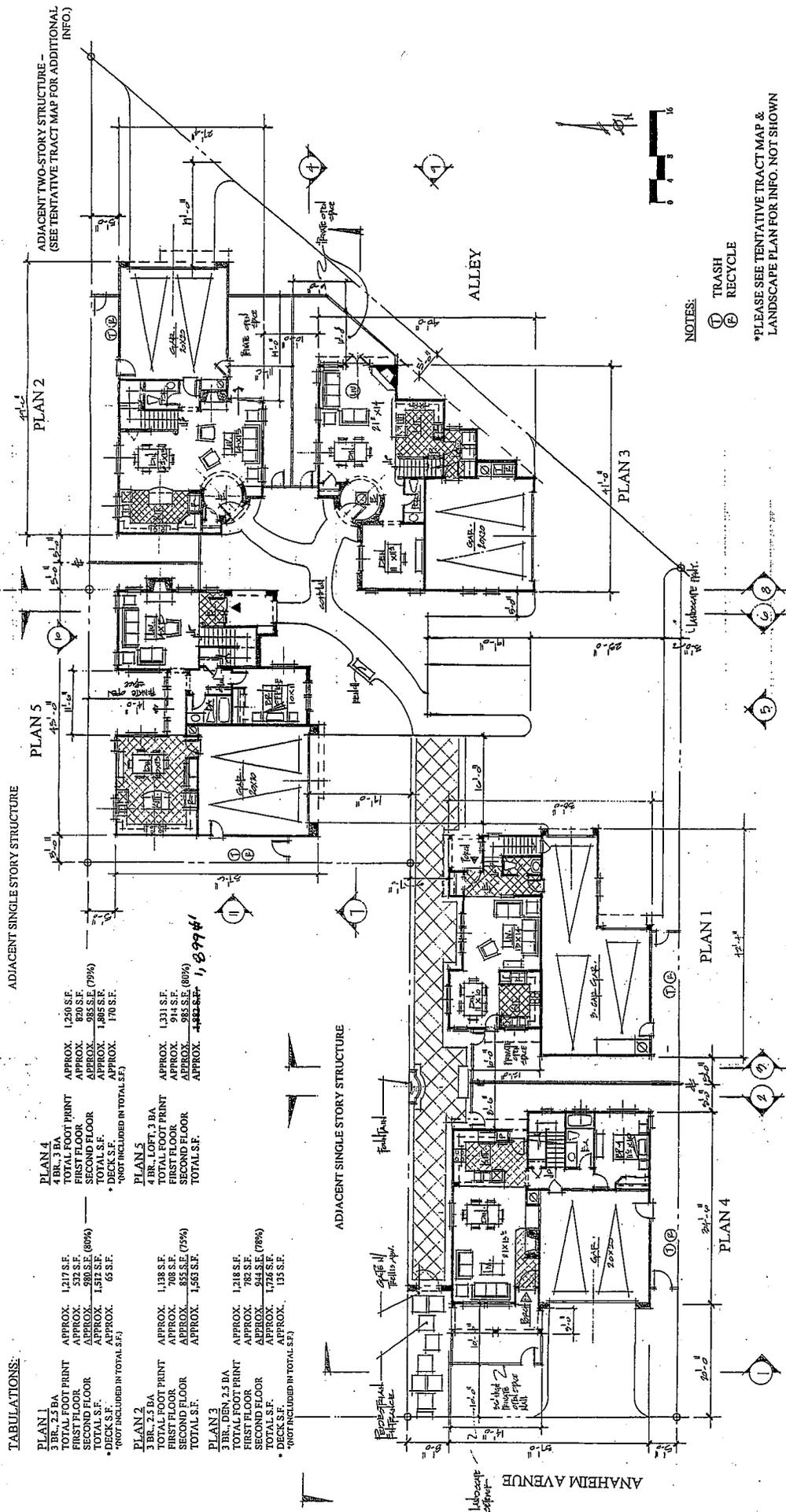
45. EXISTING LIGHTING

46. PROPOSED LIGHTING

47. EXISTING LANDSCAPING

48. PROPOSED LANDSCAPING

SEARCH MAPS 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



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

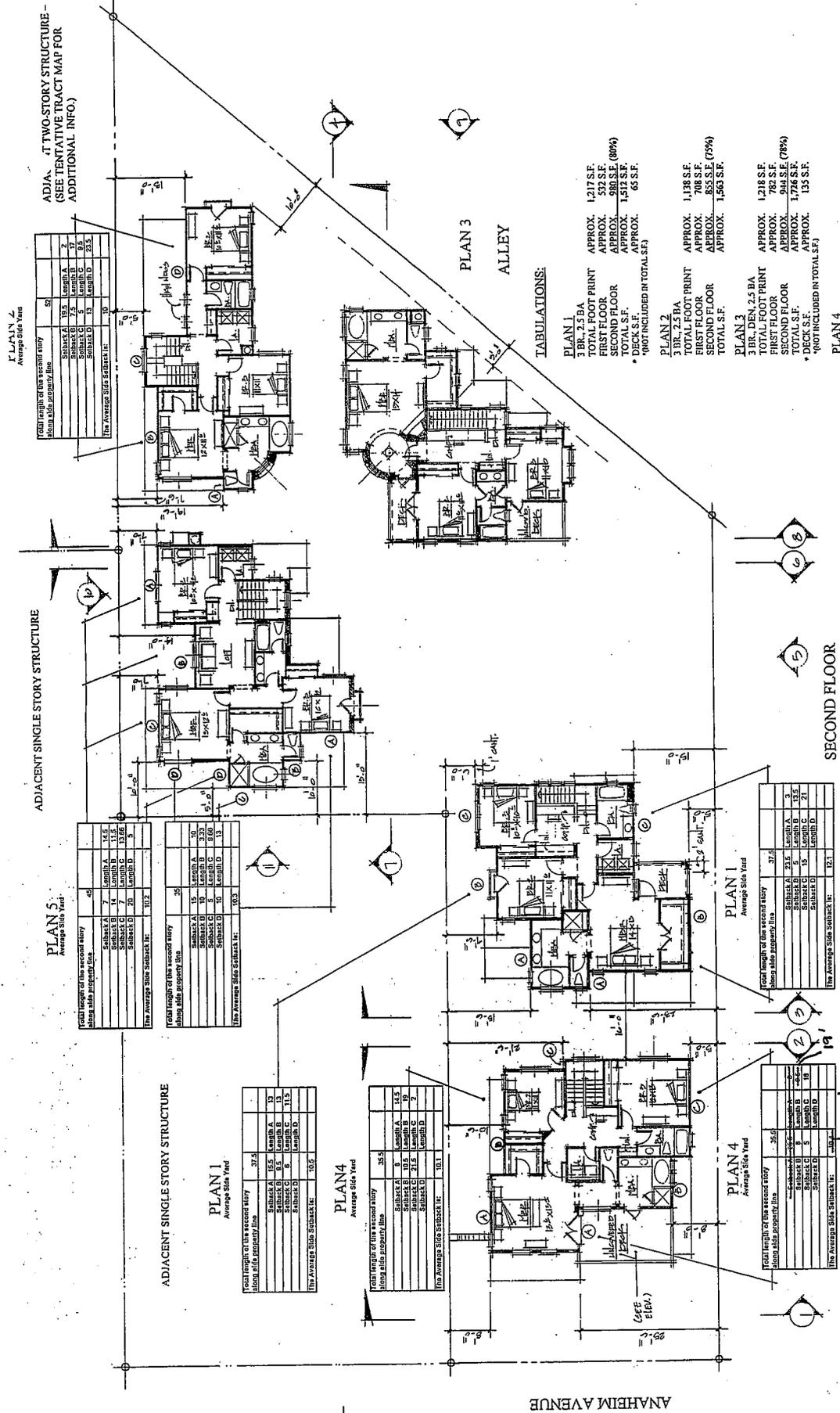
26

# ANAHEIM SFD COSTA MESA, CA

### TABLATIONS:

PLAN 1	PLAN 2	PLAN 3	PLAN 4	PLAN 5	PLAN 6
3 BR., 2.5 BA	3 BR., 2.5 BA	3 BR., DEN, 2.5 BA	4 BR., 3 BA	4 BR., 3 BA	4 BR., LOFT, 3 BA
TOTAL FOOT PRINT					
APPROX. 1,217 S.F.	APPROX. 1,138 S.F.	APPROX. 1,218 S.F.	APPROX. 1,250 S.F.	APPROX. 820 S.F.	APPROX. 1,331 S.F.
FIRST FLOOR					
APPROX. 578 S.F. (60%)	APPROX. 582 S.F. (60%)	APPROX. 622 S.F. (78%)	APPROX. 820 S.F. (79%)	APPROX. 934 S.F. (80%)	APPROX. 914 S.F. (80%)
TOTAL S.F.					
APPROX. 1,512 S.F.	APPROX. 1,552 S.F.	APPROX. 1,726 S.F.	APPROX. 1,885 S.F.	APPROX. 1,885 S.F.	APPROX. 2,245 S.F.
* (NOT INCLUDED IN TOTAL S.F.)					
					<b>1,899 S.F.</b>

November 2, 2004  
 November 17, 2004  
 November 17, 2004  
 April 12, 2005



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

PLAN 1  
 Average Side Yard

Total length of the second story along side property line	
Subtract A	17.0
Subtract B	2.0
Subtract C	0.5
Subtract D	23.5
The Average Side Setback is: 10	

PLAN 2  
 Average Side Yard

Total length of the second story along side property line	
Subtract A	14.5
Subtract B	11.5
Subtract C	3.0
Subtract D	5
The Average Side Setback is: 10.5	

PLAN 3  
 Average Side Yard

Total length of the second story along side property line	
Subtract A	15
Subtract B	3.2
Subtract C	10
Subtract D	13
The Average Side Setback is: 10.5	

PLAN 4  
 Average Side Yard

Total length of the second story along side property line	
Subtract A	10.5
Subtract B	15
Subtract C	2.5
Subtract D	2
The Average Side Setback is: 10.1	

PLAN 5  
 Average Side Yard

Total length of the second story along side property line	
Subtract A	37.5
Subtract B	10.5
Subtract C	0.5
Subtract D	11.5
The Average Side Setback is: 10.5	

ANAHAIM AVENUE

PLAN 3  
 ALLEY

TABULATIONS:

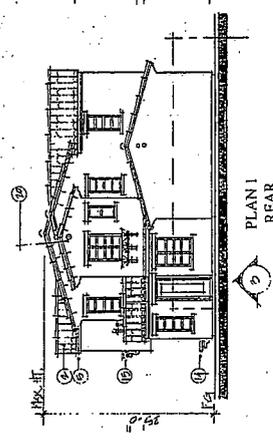
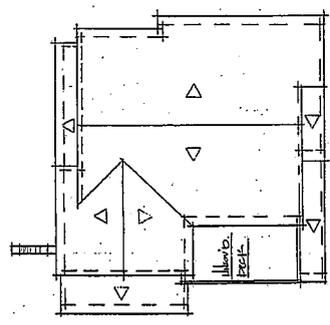
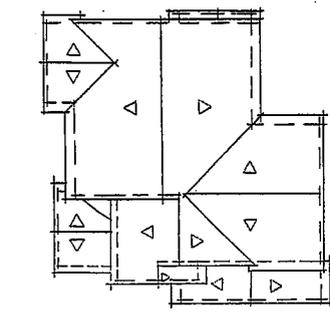
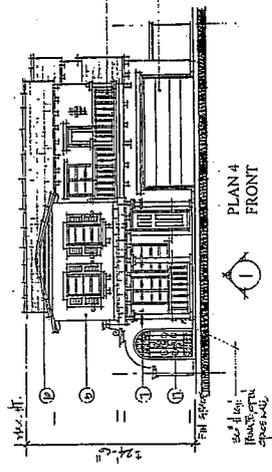
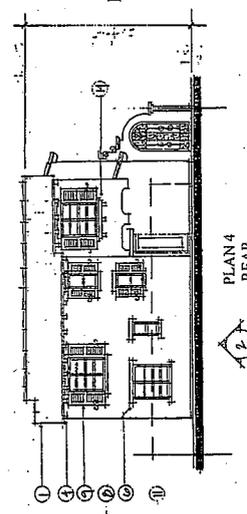
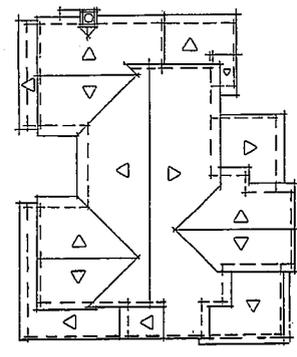
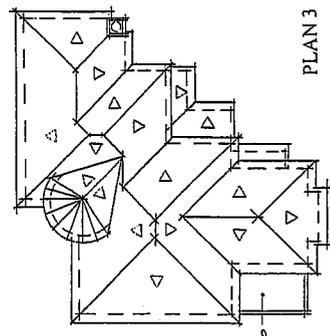
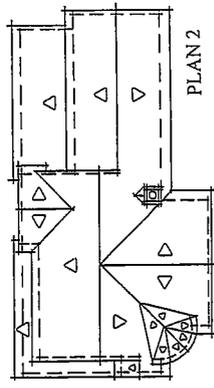
PLAN 1	
3 BR., 2.5 BA	APPROX. 1,217 S.F.
TOTAL FOOT PRINT	APPROX. 532 S.F.
FIRST FLOOR	APPROX. 580 S.F. (80%)
SECOND FLOOR	APPROX. 1,512 S.F.
TOTAL S.F.	APPROX. 65 S.F.
*NOT INCLUDED IN TOTAL S.F.	
PLAN 2	
3 BR., 2.5 BA	APPROX. 1,138 S.F.
TOTAL FOOT PRINT	APPROX. 708 S.F.
FIRST FLOOR	APPROX. 853 S.F. (79%)
SECOND FLOOR	APPROX. 1,560 S.F.
TOTAL S.F.	APPROX. 1,218 S.F.
*NOT INCLUDED IN TOTAL S.F.	
PLAN 3	
3 BR., DEN, 2.5 BA	APPROX. 782 S.F.
TOTAL FOOT PRINT	APPROX. 945 S.F. (79%)
FIRST FLOOR	APPROX. 1,726 S.F.
SECOND FLOOR	APPROX. 137 S.F.
TOTAL S.F.	APPROX. 1,863 S.F.
*NOT INCLUDED IN TOTAL S.F.	
PLAN 4	
4 BR., 3 BA	APPROX. 1,230 S.F.
TOTAL FOOT PRINT	APPROX. 820 S.F.
FIRST FLOOR	APPROX. 882 S.F. (79%)
SECOND FLOOR	APPROX. 168 S.F.
TOTAL S.F.	APPROX. 170 S.F.
*NOT INCLUDED IN TOTAL S.F.	
PLAN 5	
4 BR., LOFT, 3 F	APPROX. 1,331 S.F.
TOTAL FOOT PRINT	APPROX. 894 S.F. (80%)
FIRST FLOOR	APPROX. 984 S.F.
SECOND FLOOR	APPROX. 1,099 S.F.
TOTAL S.F.	APPROX. 1,883 S.F.



# ANAHEIM SFD

## COSTA MESA, CA

November 2, 2006  
 November 13, 2006  
 November 14, 2007  
 June 11, 2009



ROOF PLAN

EXTERIOR BUILDING MATERIALS

- 1. CONCRETE FLAT TILE ROOFING
- 2. STUCCO
- 3. STUCCO
- 4. WOOD FASCIA
- 5. STUCCO COVERED IRON
- 6. WOOD TRIM
- 7. WOOD TRIM
- 8. WOOD TRIM
- 9. WOOD TRIM
- 10. STUCCO RECESS
- 11. STUCCO RECESS
- 12. STUCCO RECESS
- 13. STUCCO RECESS
- 14. STUCCO RECESS
- 15. W.I. POTSHIELD
- 16. W.I. RAILING
- 17. W.I. RAILING
- 18. DECKING W.I.
- 19. DECKING W.I.
- 20. TERRAZZO TILE

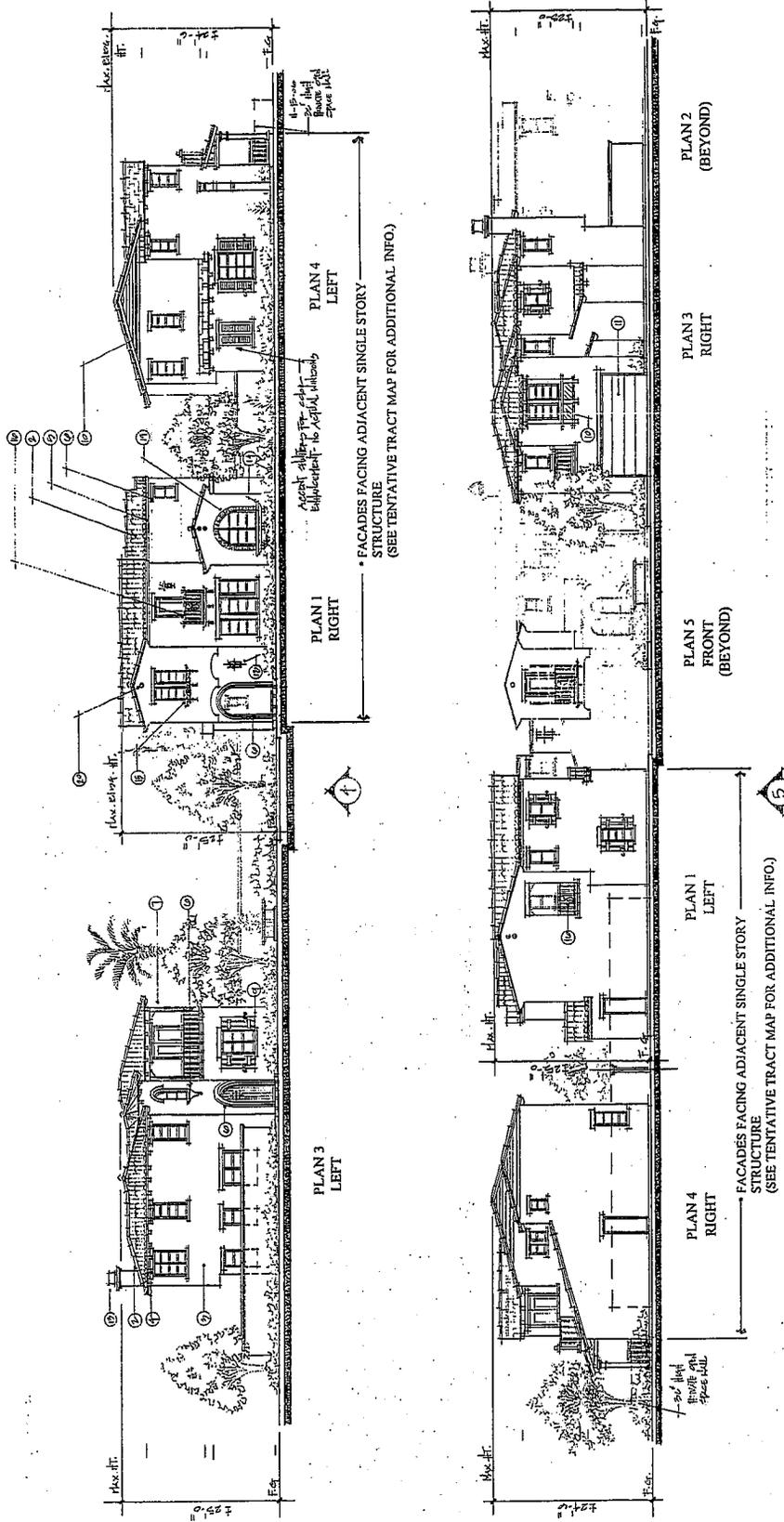


ANAHEIM SFD  
COSTA MESA, CA

November 23, 2006  
November 23, 2006  
November 23, 2006  
November 23, 2006



26



EXTERIOR BUILDING MATERIALS

1. CONCRETE "FLAT TILE" ROOFING
2. CONCRETE "S-TILE" ROOFING
3. STUCCO
4. WOOD PASCIA
5. STUCCO PASCIA
6. WOOD TRIM
7. 6X6 WOOD POST
8. WOOD RAILING
9. WOOD STRING
10. SECTIONAL CORNER
11. CHIMNEY CAP
12. POTTERY TILE
13. W.T. GATE
14. W.T. RAILING
15. CERAMIC TILES
16. TERRA COTTA TILE

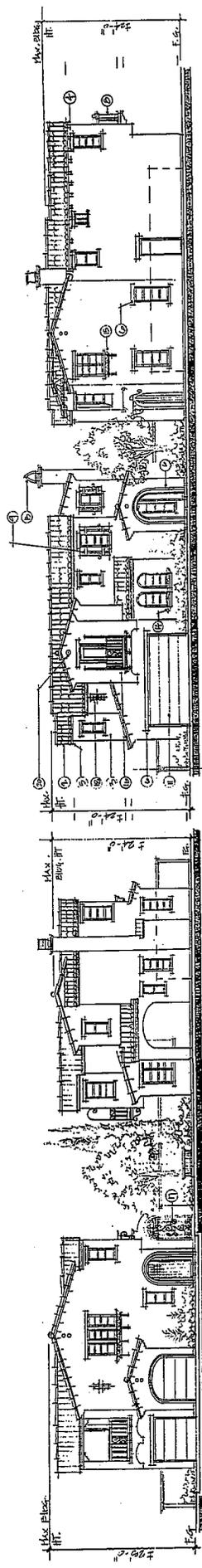
ELEVATIONS:

# ANAHEIM SFD

## COSTA MESA, CA

November 2, 2006  
 November 20, 2006  
 November 20, 2006  
 November 11, 2007  
 JAF 11. 2007





PLAN 1  
FRONT

PLAN 1  
RIGHT

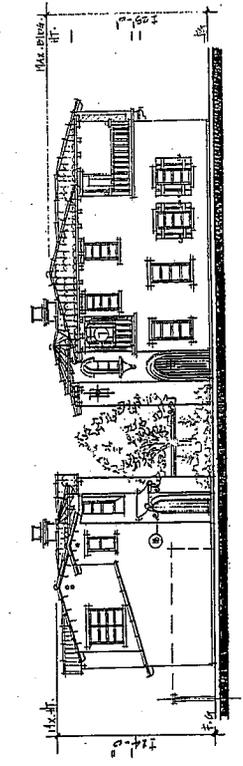
PLAN 1  
FRONT

PLAN 2  
RIGHT

PLAN 2  
FRONT

VIEW FROM COURTYARD

VIEW FROM COURTYARD



PLAN 3  
FRONT

PLAN 3  
FRONT

PLAN 3  
FRONT

PLAN 3  
FRONT

PLAN 3  
REAR

PLAN 2  
REAR

VIEW FROM COURTYARD

VIEW FROM ALLEY



ELEVATIONS

# ANAHEIM SFD

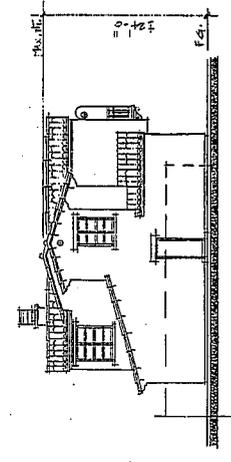
## COSTA MESA, CA



EXTERIOR BUILDING MATERIALS

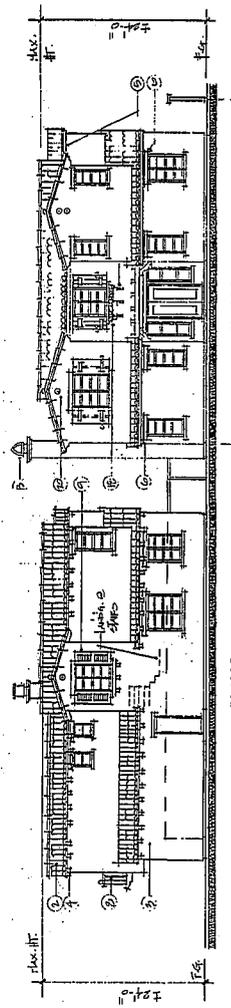
- 1. CONCRETE "FLAT TIE" ROOFING
- 2. CONCRETE "S" TIE ROOFING
- 3. STUCCO
- 4. WOOD FASCIA
- 5. STUCCO COVERED JAMB
- 6. 2x4 WOOD POST
- 7. 2x4 WOOD SHUTTERS
- 8. WOOD SHUTTERS
- 9. WOOD SIDING
- 10. WOOD SIDING
- 11. WOOD SIDING
- 12. STUCCO ACCESS
- 13. STUCCO ACCESS
- 14. STUCCO ACCESS
- 15. STUCCO ACCESS
- 16. STUCCO ACCESS
- 17. STUCCO ACCESS
- 18. STUCCO ACCESS
- 19. STUCCO ACCESS
- 20. STUCCO ACCESS

November 2, 2006  
November 2, 2006  
November 2, 2006  
November 2, 2006  
November 2, 2006



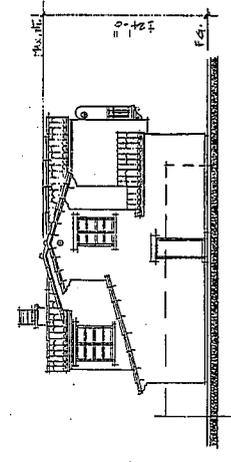
PLAN 5  
REAR

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



PLAN 2  
LEFT

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



PLAN 5  
LEFT

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

ELEVATIONS



ANAHEIM SFD  
COSTA MESA, CA

EXTERIOR BUILDING MATERIALS

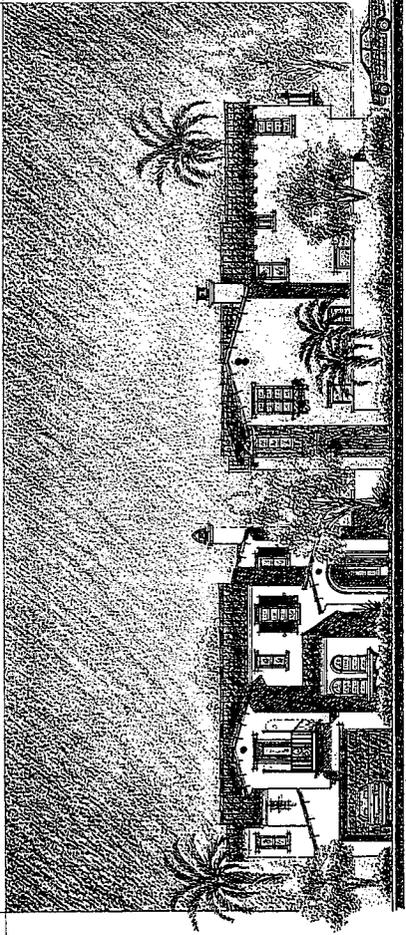
1. CONCRETE "PLANTIL" ROOFING
2. 1/2" GYP BOARD - 5/8" TILE ROOFING
3. STUCCO
4. WOOD FASCIA
5. WOOD SHINGLES
6. STUCCO COVERED IRON
7. 6x6 WOOD POST
8. 4x4 WOOD POST
9. WOOD SHUTTLE
10. WOOD SIDING
11. STUCCO ROOFING
12. STUCCO RECESS
13. CHIMNEY CAP
14. 1/2" GYP BOARD
15. 1/2" GYP BOARD
16. 1/2" GYP BOARD
17. 1/2" GYP BOARD
18. CERAMIC TILES
19. CERAMIC TILES
20. TERRAZZO TILE

31

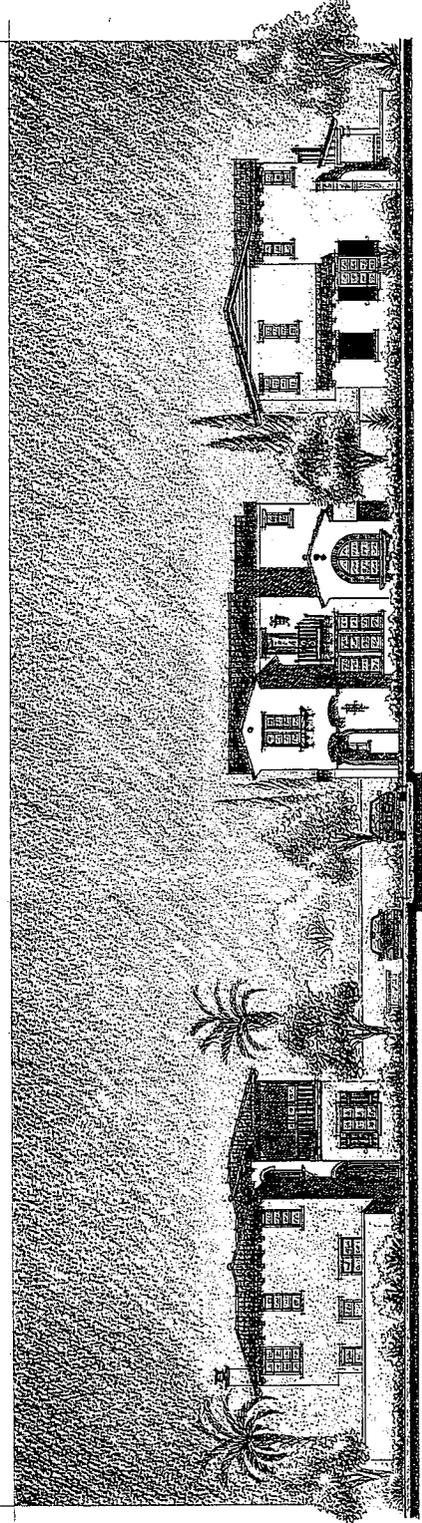
November 3, 2006  
November 28, 2006  
June 14, 2007  
July 11, 2007





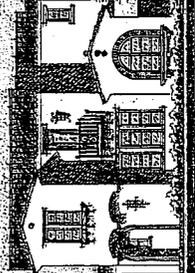


PLAN 5  
FRONT

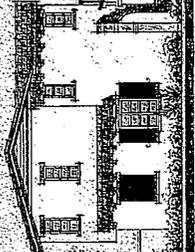


PLAN 3  
LEFT

PLAN 2  
RIGHT



PLAN 1  
RIGHT



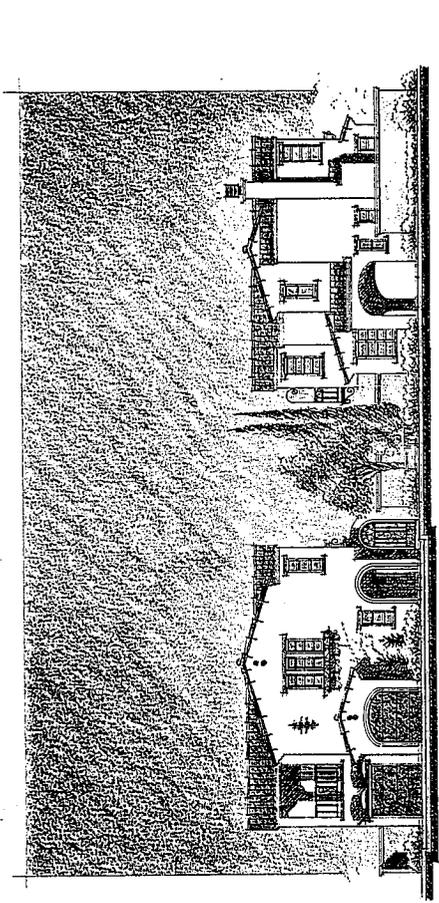
PLAN 4  
LEFT

VIEW FROM COURTYARD  
**ANAHEIM SFD**  
 COSTA MESA, CA

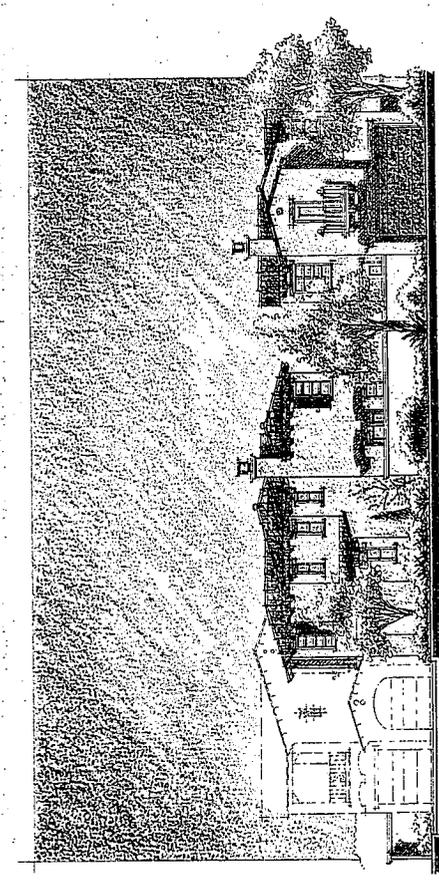
November 2, 2006  
 December 20, 2006  
 February 14, 2007  
 April 9, 2007  
 June 14, 2007



2A



PLAN 1  
FRONT



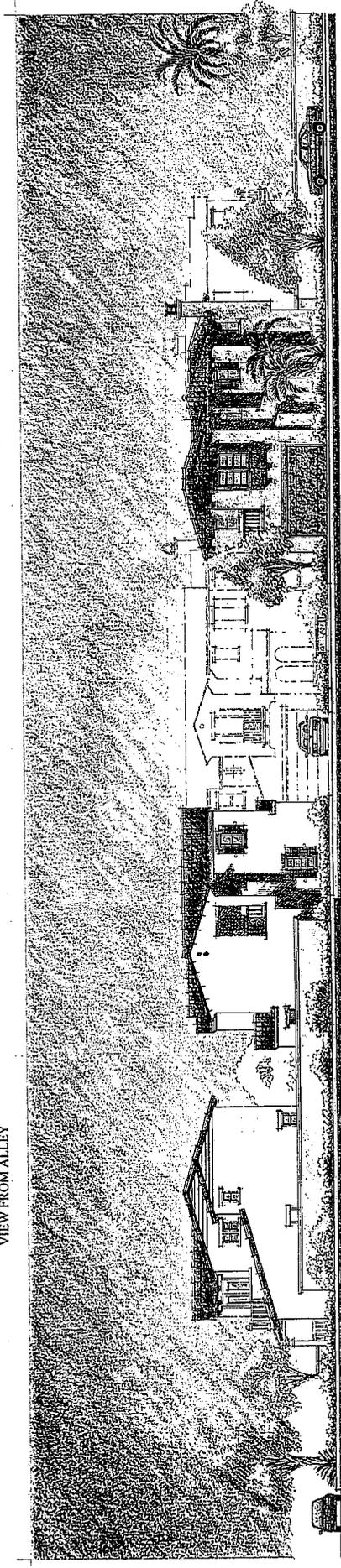
PLAN 2  
REAR

PLAN 3  
REAR

PLAN 1  
FRONT

VIEW FROM COURTYARD

VIEW FROM ALLEY



PLAN 1  
LEFT

PLAN 5  
FRONT

PLAN 3  
RIGHT

PLAN 2  
RIGHT

VIEW FROM DRIVE

# ANAHEIM SFD

## COSTA MESA, CA

November 2, 2006  
November 29, 2006  
November 12, 2007  
April 11, 2007