



# **PLANNING COMMISSION**

## **AGENDA REPORT**

VII. 2

MEETING DATE: DECEMBER 13, 2010

ITEM NUMBER:

**SUBJECT:** PLANNING APPLICATION PA-10-32 / TENTATIVE TRACT MAP TT-17401 FOR A DESIGN REVIEW AND SUBDIVISION MAP FOR A TEN-UNIT, TWO-STORY COMMON INTEREST DEVELOPMENT WITH SPECIFIED VARIANCES AND DEVIATIONS 2079 AND 2083 THURIN STREET

**DATE:** DECEMBER 2, 2010

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

### **DESCRIPTION**

The proposed project involves the following:

- **Planning Application PA-10-32:** Design Review for a two-story, five-unit residential common interest development including:
  1. Variance from minimum open space (40% required; 36% proposed);
  2. Variance from parkway landscaping (10 foot minimum combined width required; 6 foot minimum combined width proposed);
  3. Administrative adjustment from side building setbacks (5 feet required; 3 feet proposed);
  4. Administrative adjustment from second story rear setback (15 feet required; 10 feet proposed); and
  5. Deviations from the City's Residential Design Guidelines for 2nd floor to 1st floor percentage (80% recommended; 83% with second floor bonus room proposed); and average second story side setback (10-foot average recommended, 5-7 foot average proposed).
- **Tentative Tract Map TT-17401:** One-lot subdivision of the property for condominium purposes.

### **APPLICANT**

Peter Zehnder is the authorized agent for Lawrence T. Boles, the property owner.

### **RECOMMENDATION**

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

  
\_\_\_\_\_  
MEL LEE, AICP  
Senior Planner

  
\_\_\_\_\_  
KHANH NGUYEN  
Acting Asst. Development Svs. Director

**PLANNING APPLICATION SUMMARY**

Location: 2079 and 2083 Thurin Street Application: PA-10-32 and TT-17401

Request: Design Review and Tentative Tract Map for a two-story, 10-unit common interest development with specified variances and deviations (see page 1 of report)

**SUBJECT PROPERTY:**

**SURROUNDING PROPERTY:**

Zone:	<u>R3</u>	North:	<u>Surrounding properties are zoned</u>
General Plan:	<u>High Density Residential</u>	South:	<u>residential and contain</u>
Lot Dimensions:	<u>114 FT x 300 FT (Both Lots)</u>	East:	<u>multiple-family</u>
Lot Area:	<u>34,200 SF</u>	West:	<u>residential units.</u>
Existing Development:	<u>13 one-story residential units (to be demolished)</u>		

**DEVELOPMENT STANDARD COMPARISON**

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
<b>Lot Size:</b>		
Lot Width (Development Lot)	100 FT	114 FT
Lot Area (Development Lot)	12,000 SF	34,200 SF
<b>Density:</b>		
Zone	1 du/2,178 SF	1 du/3,420 SF
General Plan	1 du/2,178 SF	1 du/3,420 SF
<b>Building Coverage (Development Lot):</b>		
Buildings	NA	12,305 SF (36%)
Paving	NA	9,446 SF (28%)
Open Space (Total Site)	13,860 SF (40%)	12,449 SF (36%) (1)
TOTAL		34,200 SF (100%)
Building Height:	2 Stories/27 FT	2 Stories/25 FT
Chimney Height	29 FT	NA
First Floor Area (Including Garage)	NA	1,230 SF (All units)
Second Floor Area	NA	845 SF (All units) 178 SF (Optional bonus room)
2nd Floor % of 1st Floor (2)	80%	68% (All units) 83% (w/Optional bonus room) (3)
Distance Between Buildings	10 FT	17 FT
Private Open Space	10 FT Min. Dim.	10 FT Min. Dim.
<b>Setbacks (Building)</b>		
Front	20 FT	20 FT
Side (left/right)	5 FT / 5 FT	3 FT / 3 FT (1)
Rear	10 FT (1 Story) 15 FT (2 Story)	10 FT (1 and 2 Story) (1)
Average 2 <sup>nd</sup> Story Side Setback (2)	10 FT Avg. (2 Story)	5.7 FT Avg. (3) 7 FT (w/Optional bonus room) (3)
Front Setback (6 FT Wall)	10 FT	10 FT
<b>Parking:</b>		
Covered	10 spaces	20
Open	24 spaces	20
TOTAL	34 Spaces	40 Spaces
Min. Driveway Width:	16 FT	16 FT
Vehicle Backup	25 FT	25 FT
Parkway Landscape (Combined Width)	10 FT Min.	6 FT Min. (1)
NA = Not Applicable or No Requirement.		
(1) Variance or administrative adjustment requested (see staff report discussion).		
(2) Residential Design Guideline		
(3) Deviation from Residential Design Guidelines requested.		
CEQA Status	Exempt, Class 3 (New Construction)	
Final Action	Planning Commission	

## **BACKGROUND**

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

The project site is located on the west side of Thurin Street, south of Hamilton Street<sup>1</sup>. The site, which is comprised of two abutting properties, contains a single family residence, a duplex at the rear, and a 10-unit single-story complex (13 units total for both lots), which are proposed to be demolished to accommodate the new development.

The duplex at 2083 Thurin Street was originally constructed in 1957, and the single-family residence at 2079 Thurin Street was built in 1965. The other buildings on the property were former army barracks that were refurbished and installed on the property in the late 1950's. Excluding the detached residences, these existing dwelling units lack covered parking areas and private open spaces for the residents.

The abutting properties contain existing multiple-family residential developments. Most notably, the neighboring property to the south is the Silverado Senior Living Facility, a 24-bed residential care facility. The property is zoned R3 and has a General Plan Designation of High Density Residential.

## **ANALYSIS**

### ***Planning Application PA-10-32***

### ***Design Review, Variances, Administrative Adjustments, and Minor Modification***

The proposed project involves the construction of 10 two-story residential units in five buildings on the property (two attached units for each building). The units range in size from 1,433 square feet to 1,650 square feet, with 2-3 bedrooms, and 3 bathrooms.

The American Cottage style units have been designed with traditional front porches and have incorporated flexible custom features including an optional first floor bedroom or an optional second floor bonus room. A two car attached garage is provided for each unit and each unit will have two open parking spaces in the driveways leading to the individual garages. The building architecture consists of metal seam and composition shingle gable roofs, exterior plaster finishes with wood siding, and window shutters. Decorative paving and landscaping will be provided throughout the project, and private yard areas will be provided for each unit in accordance with City standards.

### ***Justifications for Approval***

Code Section 13-29(g)(1) requires any of the following findings for variances, and administrative adjustments:

---

<sup>1</sup> City street records conflict as to the designation of Thurin being Street or Avenue; for consistency with City building records, staff is using the Thurin Street designation in this report.

1. Because of special circumstances applicable to the property, the strict application of development standards deprives the property of privileges enjoyed by others in the vicinity.
2. The deviation shall not constitute a grant of special privileges inconsistent with other properties in the vicinity.
3. The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

Staff supports approval of the proposed project for the following reasons:

- The proposed project is consistent with the General Plan/Zoning Code with regard to use, density and intensity.

The proposed 10-unit residential common-interest development complies with the findings required by Zoning Code Section 13-29(g)(1). The existing lot size would allow a maximum of 15 units on the property; 13 legal nonconforming units are existing on the property, and 10 new units are proposed for the development. Because the proposed development will result in 5 fewer units than allowed under the maximum density for the property and 3 fewer units than currently exist on the property, the granting of the deviations will not allow a use, density, or intensity that is not in accordance with the General Plan designation for the property.

- Despite the specified requests for deviation from Code requirements, staff believes that the purpose and intent of the Zoning Code is satisfied as follows:

(1) *Variance from minimum open space (40% required; 36% proposed).*

The proposed project will incorporate extensive decorative hardscape and landscape treatments to offset the reduction in overall open space and amount of on-site paving (refer to the colored site plan exhibit attached). Additionally, as shown in the attached colored street elevation exhibit, a decorative wall with a combination of trees and new shrubs will be planted in front of the wall to provide the appearance of dense landscaping from street.

The overall design and site layout of the proposed project would create a harmonious relationship within this residential community. The proposed residential project is designed with the main entries and parking areas oriented towards the interior of the lot. Staff believes that the variance request would have minimal effect on the overall landscaped area.

Condition of approval no. 17 requires the upgrade of a selection of Code-required trees to 24-inch box trees.

(2) *Variance from landscape parkway width (10 feet combined width required; 6 feet combined width proposed).*

Because additional driveway width is required adjacent to the open parking spaces to provide sufficient turning movements, the code required 10-foot combined parkway landscape width cannot be met (6 feet combined width is proposed). This will be offset by enhanced landscape materials (i.e., additional trees and hedges)

along the proposed 6-foot wide landscape parkway in order to provide the appearance of dense landscaping from within the project (refer to colored site plan attached to this report).

*(3) Administrative adjustment from side building setbacks (5 feet required; 3 feet proposed).*

In order to comply with the minimum 10 foot private open space dimension required by Code, it is necessary to locate the structures at a 3-foot setback on both sides of the property. The minor encroachment into the 5-foot minimum Code-required side setback only pertains to the first floor and a portion of the second floor of Units 1 through 8.

The front porch is a traditional architectural feature in American Cottage style homes. The minor encroachment into the left/right side yard setback will allow an additional 2-foot depth to the front porches and front yard areas of these units. Staff believes that the varying porch supports (stone, stucco, wood, etc.) and private wood fences in these front yard areas will reinforce the small town character of the American Cottage architecture.

The architect has designed the second story windows facing the abutting two-story building at the rear of the site to be smaller view-obscuring windows. There are no direct views to neighboring windows from the second-floor windows. Additionally, these units do not include second-story decks/balconies. Therefore, no privacy impacts are anticipated. Staff has also incorporated, as a condition of approval that second floor windows shall be smaller view-obscuring windows and be offset to avoid direct lines of sight into abutting second story windows abutting the project (condition no. 4).

*(4) Administrative adjustment from second story rear setback (15 feet required; 10 feet proposed).*

Units 9 and 10 are proposed to encroach into the rear setback primarily due to the parking and drive aisle layout in front of these units. Staff considers this a minor encroachment that would not result in privacy impacts because:

- There are no direct views from windows to the neighboring property.
- The proposed residences will overlook the "side yard" of the abutting multi-family residential property and not an actively-used rear yard.

Condition of approval no. 17 requires that a row of 24-inch box trees, consisting of a minimum of two to four trees, be planted along the rear property line to provide a landscape screen between the subject property and neighbor to the rear.

- Legal findings could be made to justify approval of the requested variances and administrative adjustments.

Staff believes that these deviations could be justified due to the unique size and shape of the existing subject parcels. The subject property consists of two narrow nonconforming lots 45-feet and 69-feet in width. The northerly parcel is an existing flag lot that contains a paved parking area within the street setback. Because the proposed subdivision involves a combination of two lots, the existing flag lot, which is currently devoid of any front landscaping at 2083 Thurin Street, will be eliminated. The proposal will create a new parcel that complies with the minimum Code-required lot width of 100 feet, thereby providing a new opportunity to upgrade the property with new homes and adequate front landscaping.

Furthermore, the residential properties in this immediate area are characterized by apartment complexes which may have nonconforming parking and open space. In contrast to the surrounding properties, staff believes that the unique size/shape of the subject property provides a development opportunity for ownership housing with compliant parking.

- The project, despite the requested deviations from second floor to first floor percentage and average second story side setbacks, meets the purpose and intent of the Residential Design Guidelines and exhibits excellence in architectural design. The design guidelines are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. The building elevations incorporate variation in depth of floor plans, rooflines, multiple building planes, and offsets to provide architectural interest and visual relief from off-site. Staff has conducted a field inspection and is of the opinion that the proposed development would not negatively impact the surrounding properties or aesthetics of the neighborhood. There are several 2-story structures in the area so it would not appear out of place or obtrusive. As noted earlier, the second floor windows are required to be designed so as to minimize privacy impacts and direct views into windows on the adjacent properties.
- The project features quality construction and materials. As noted earlier, the exterior elevations of the proposed structures will consist of metal seam and composition shingle gable roofs, exterior plaster finishes with wood siding, and window shutters. The existing perimeter fencing of the property will be required to be replaced with a combination wood and block wall at a minimum of 6 feet in height (condition no. 15).
- Proposal involves redevelopment of property containing marginal apartments into ownership housing. Ten of the existing thirteen dwelling units on the property are located within refurbished army barracks from the 1950s. These units do not have any covered parking nor private open space areas. The proposal involves demolition of these dilapidated structures and provision of additional ownership housing to the City's housing stock. This is consistent with Land Use Element Policy LU-1A.4 to strongly encourage the development of ownership housing to improve the imbalance between renter- and owner-occupied housing in the City.

- Project exceeds the minimum Code-required parking by an additional 6 spaces. Code makes a distinction for parking purposes between attached and detached single-family residences. In this case, Code-required parking is based on the number of bedrooms for an attached single-family residential common-interest development in the R3 zone. For the four 2 bedroom/2 bath units and the six 3 bedroom/2 bath units, Code requires a total of 34 parking spaces (10 covered spaces and 24 open spaces) for attached single-family residences in a common interest development. Although this is an **attached** product, the proposal features standard two-car garages with individual driveways (4 spaces per unit) as would typically be required for a single-family **detached** residence. Therefore, the proposal exceeds the minimum requirement (34 parking spaces required, 40 spaces proposed).

### ***Tentative Tract Map TT-17401***

The applicant proposes a tentative tract map to allow the units to be sold separately. The map is consistent with City codes and the State Subdivision Map Act. Approval of the map will facilitate a one-lot, airspace subdivision for condominium purposes so each unit may be sold separately.

The Residential Common Interest Development Standards require all projects to be designed with a minimum of one lot to be held in common ownership and maintained by a homeowners association, including at least 10 feet of street setback landscaped areas. The proposed project complies with this requirement because it will involve an airspace subdivision with a common lot for all driveways, parking, and open space areas; the CC&Rs will designate areas for exclusive use and/or maintenance such as private yards and required open parking spaces for each unit.

A condition of approval is included requiring a provision in the CC&Rs for the use of garages for resident parking only. Staff has included conditions that require CC&Rs for maintenance of all common areas.

### ***Expiration of Projects***

Per City Code, planning application approvals are valid for one year unless renewed. Per the State Subdivision Map Act, tentative tract map approvals are valid for 24 months. As a result, staff has incorporated a condition of approval allowing the planning application expiration to coincide with the expiration of the respective map; in other words, the planning application and map would expire in 24 months (in 2012). After the initial 24-month period, a time extension for these applications would be required to be processed for another 12-month period.

### **ENVIRONMENTAL DETERMINATION**

If the request is approved, it would be exempt from the provisions of the California Environmental Quality Act under Section 15303 for New Construction. If the request 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 CONFORMITY**

As discussed earlier, the property has a general plan designation of High Density Residential. Under this designation 15 units are allowed and 10 units are proposed. 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.

**ALTERNATIVES**

The Planning Commission has the following alternatives:

1. Approve the project, subject to the recommended conditions of approval.
2. Deny the project. If the project were denied, the applicant could not submit substantially the same type of application for six months.

**CONCLUSION**

Despite the requested deviations from Code requirements and the Residential Design Guidelines, it is staff's opinion that the development satisfies the required Code findings for the deviations and therefore is consistent with the intent of the General Plan and applicable Zoning Code sections. Legal findings could be made to justify approval of the specified variances and administrative adjustments. Therefore, staff recommends approval of the project.

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

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

Peter Zehnder  
3090 Pullman Avenue  
Costa Mesa, CA 92626

Lawrence T. Boles  
12 Kamalii Court  
Newport Beach, CA 92663

## RESOLUTION NO. PC-10-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-10-32 AND TENTATIVE TRACT MAP TT-17401**

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

WHEREAS, an application was filed by Peter Zehnder, authorized agent for Lawrence T. Boles, owner of real property located at 2079 and 2083 Thurin Street, for a Design Review and Tentative Tract Map for a two-story, 10-unit common interest development including:

1. Variance from minimum open space (40% required; 36% proposed);
2. Variance from parkway landscaping (10 foot minimum combined width required; 6 foot minimum combined width proposed);
3. Administrative adjustment from left and right side building setbacks (5 feet required; 3 feet proposed);
4. Administrative adjustment from second story rear setback (15 feet required; 10 feet proposed);
5. Deviations from the City's Residential Design Guidelines for 2nd floor to 1st floor percentage (80% recommended; 83% with second floor bonus room proposed); and average second story side setback (10-foot average recommended, 5-7 foot average proposed);

WHEREAS, a duly noticed public hearing held by the Planning Commission on December 13, 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," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** Planning Application PA-10-32 and Tentative Tract Map TT-17401.

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-10-32 and Tentative Tract Map TT-17401 and upon applicant's compliance with each and all of the

conditions in Exhibit "B", 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 13th day of December, 2010.**

---

Vice -Chair  
Costa Mesa Planning Commission



## EXHIBIT "A"

FINDINGS (APPROVAL)

A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:

1. The proposed use is compatible and harmonious with uses on surrounding properties.
2. Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
3. The project, as conditioned, is consistent with the General Plan.
4. The planning application is for a project-specific case and does not establish a precedent for future development.

B. The proposed project complies with Costa Mesa Municipal Code Section Code Section 13-29(g)(1) because the granting of the deviations will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property. Specifically, the existing lot size would allow a maximum of 15 units on the property; 13 legal nonconforming units are existing on the property, and 10 new units are proposed for the development. Because the proposed development will result in 5 fewer units than allowed under the maximum density for the property and 3 fewer units than currently exist on the property, the granting of the deviations will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

Additional facts and findings are as follows:

(1) Variance from minimum open space (40% required; 36% proposed). The proposed project will incorporate extensive decorative hardscape and landscape treatments to offset the reduction in overall open space and amount of on-site paving. Additionally, a decorative wall with a combination of trees and new shrubs will be planted in front of the wall to provide the appearance of dense landscaping from street.

(2) Variance from landscape parkway width (10 feet combined width required; 6 feet combined width proposed). Because additional driveway width is required adjacent to the open parking spaces to provide sufficient turning movements, the code required 10-foot combined parkway landscape width cannot be met (6 feet combined width is proposed). This will be offset by enhanced landscape materials (i.e., additional trees and hedges) along the proposed 6-foot wide landscape parkway in order to provide the appearance of dense landscaping from within the project

(3) Administrative adjustment from first floor side building setbacks (5 feet required; 3 feet proposed) and (4) Administrative adjustment from second story rear setback (15 feet required; 10 feet proposed). These requests are related to the need to provide additional open space for the project. In order to comply with the minimum 10 foot

private open space dimension required by Code it is necessary for these minor encroachments into the building setbacks required by Code.

These deviations are justified due to the unique size and shape of the existing subject parcels. The subject property consists of two narrow nonconforming lots (45-foot and 69-foot lot widths). The northerly parcel is an existing flag lot that contains a paved parking area within the street setback. Because the proposed subdivision involves a combination of two lots, The proposal will create a new parcel that complies with the minimum Code-required lot width of 100 feet, thereby providing a new opportunity to upgrade the property with new homes and adequate front landscaping.

Furthermore, the residential properties in this immediate area are characterized by apartment complexes which may have nonconforming parking and open space. In contrast to the surrounding properties, staff believes that the unique size/shape of the subject property provides a development opportunity for ownership housing with compliant parking.

- C. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(14) in that the project, despite the requested deviations from second floor to first floor percentage and average second story side setbacks, meets the purpose and intent of the Residential Design Guidelines and exhibits excellence in architectural design. Specifically, the building elevations incorporate variation in depth of floor plans, rooflines, multiple building planes, and offsets to provide architectural interest and visual relief from off-site. The proposed development would not negatively impact the surrounding properties or aesthetics of the neighborhood. There are several 2-story structures in the area so it would not appear out of place or obtrusive. The second floor windows are required to be designed so as to minimize privacy impacts and direct views into windows on the adjacent properties.
- D. The subdivision of the property for residential condominiums is consistent with the City's General Plan and Zoning Code.
- E. The proposed use of the subdivision is for residential ownership purposes which is compatible with the objectives, policies, general plan land use designation, and programs specified in the City of Costa Mesa 2000 General Plan.
- F. The subject property is physically suitable to accommodate Tentative Tract Map TT-17401 in terms of type, design, and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan.
- G. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- H. The subdivision will not unreasonably interfere with the free and complete exercise

of the public entity and/or public utility rights-of-way and/or easements within the subdivision.

- I. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- J. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines; and the City environmental procedures, and has been found to be exempt from CEQA under Section 15303 for New Construction.
- K. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.
- L. The development does not lend itself to fire apparatus access or placement of an on-site fire hydrant. Problems associated with the property can be somewhat reduced by installation of a residential sprinkler system.

**EXHIBIT "B"****CONDITIONS OF APPROVAL (IF PROJECT IS APPROVED)**

- Plng. 1. The conditions of approval, code requirements, and special district requirements of PA-10-32 and TT-17401 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
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, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
3. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process such as a minor design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
4. Second floor windows shall be smaller view-obscuring windows and be offset to avoid direct lines of sight into abutting second story windows abutting the project.
5. The developer shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy. This inspection is to confirm that the Planning Division conditions of approval and code requirements have been satisfied.
6. Prior to issuance of building permits, developer 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.
7. The developer shall contact the current cable service provider prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
8. 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.
9. Turn-around area(s) shall be striped and marked for no parking.
10. To avoid an alley-like appearance, the driveway shall be developed without a center swale. Design shall be approved by the Planning Division.

11. It is recommended that the project incorporate green building design and construction techniques where feasible. The applicant may contact the Building Safety Division at (714) 754-5273 for additional information.
12. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
13. The expiration of Planning Application PA-10-32 shall coincide with the expiration of Tentative Tract Map TT-17401; therefore, both applications shall be valid for 24 months from the date of the resolution. It should be noted that a request for a 12-month time extension must be made prior to the expiration date and must reference both applications.
14. 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.
15. Permanent masonry wall(s) shall be maintained or constructed along the side and rear property lines of the development lot at a minimum height of six feet. The perimeter walls shall have a finished quality on both sides. The wall may be a combination wood and stucco wall. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them. The Development Services Director may approve other alternative design and opaque materials for the perimeter walls.
16. The developer shall provide decorative hardscape and landscape treatments as shown on the conceptual plans to provide visual relief for the project from the street. Final materials shall be subject to approval by the Planning Division.
17. The landscape setback area from Thurin Street shall be landscaped with trees and vegetation. The landscape plan shall be approved prior to issuance of building permits and shall contain additional 24-inch box trees above the minimum Code requirements to the satisfaction of the Development Services Director. Compliance with this requirement may include upgrading smaller sized trees to 24-inch box trees or providing additional 24-inch box trees.

The landscape plan shall also include a row of 24-inch box trees, consisting of a minimum of two to four trees, be planted along the rear property line to provide a landscape screen between the subject property and neighbor to the rear.

18. Code requires a minimum of 34 parking spaces (10 garage spaces and 24 open spaces). Given that there are excess parking spaces proposed, any change to the total number and location of the parking spaces may be approved the Development Services Director provided that the proposal meets Code-required parking.
- Eng. 19. 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.
20. Comply with the requirements contained in the letter prepared by the City Engineer dated November 8, 2010 (attached).



# CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

November 8, 2010

Costa Mesa Planning Commission  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

**SUBJECT: Tract No. 17401**  
**LOCATION: 2079 and 2083 Thurin Street**

Dear Commissioners:

Tentative Tract Map No. 17401 as furnished by the Planning Division for review by the Public Services Department consists of a two lot subdivision to construct a ten unit common interest development. Tentative Tract Map No. 17401 meets with the approval of the Public Services Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.
2. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.
3. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
4. Dedicate an ingress/egress easement to the City for emergency and public security vehicles purposes only. Maintenance of easement shall be the sole responsibility of a Homeowners Association formed to conform to Section 13-41 (e) of the C.C.M.M.C.
5. Vehicular and pedestrian access rights to Thurin Street shall be released and relinquished to the City of Costa Mesa except at approved access locations.
6. A Construction Access permit and cash deposit will be required by the Engineering Division prior to start of any on-site work for street sweeping and to guarantee replacement costs in case of damage to existing public improvements.
7. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to Approval of Final Map.
8. Fulfill Drainage Ordinance Fee requirements prior to Approval of Final Map/Approval of Plans.

17

9. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 645-8400 for information.
10. Water system improvements shall meet the approval of the Mesa Consolidated Water District; call (949) 631-1200 for information.
11. Dedicate easements as needed for public right-of-way.
12. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Cross lot drainage shall not occur. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa. Payment of offsite plan check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
13. The Subdivider's engineers shall furnish the Engineering Division with a storm runoff study showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site to the satisfaction of the City Engineer. This study is to be furnished with the first submittal of the Final Map. Cross lot drainage shall not occur. Ownership and maintenance of the private on-site drainage facilities and parkway culverts and other common areas shall be transferred by the owner to the Homeowners Association to be formed pursuant to C.C.M.M.C. Section 13-41.
14. A Construction Access Permit and a deposit of \$730 will be required by the City of Costa Mesa, Engineering Division, prior to start of any on-site work necessary during construction for street sweeping and to guarantee replacement costs in case of damage to existing public improvements
15. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public right-of-way by sweeping or sprinkling.
16. Haul routes must be approved by the City of Costa Mesa, Transportation & Engineering Divisions.
17. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct Portland Cement Concrete (PCC) driveway approach per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. Americans with Disabilities Act (ADA) compliance is required for all new driveway approaches.
18. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa, Engineering and Building Divisions, pursuant to Ordinance 97-11 and section 66491 of the Subdivision Map Act.
19. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.

18

20. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
21. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
22. The elevations shown on all plans shall correspond with Orange County benchmark datum.
23. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.
24. Prior to Tract occupancy, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File, reproducible mylar of the recorded Tract Map, and approved off-site plan and seven copies of the recorded Tract Map.

Sincerely,



Ernesto Muñoz, P. E.  
City Engineer

**RESOLUTION NO. PC-10-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA DENYING PLANNING APPLICATION  
PA-10-32 AND TENTATIVE TRACT MAP TT-17401**

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

WHEREAS, an application was filed by Peter Zehnder, authorized agent for Lawrence T. Boles, owner of real property located at 2079 and 2083 Thurin Street, for a Design Review and Tentative Tract Map for a two-story, 10-unit common interest development including:

1. Variance from minimum open space (40% required; 36% proposed);
2. Variance from parkway landscaping (10 foot minimum combined width required; 6 foot minimum combined width proposed);
3. Administrative adjustment for left and right side building setbacks (5 feet required; 3 feet proposed);
4. Administrative adjustment from second story rear setback (15 feet required; 10 feet proposed);
5. Deviations from the City's Residential Design Guidelines for 2nd floor to 1st floor percentage (80% recommended; 83% with second floor bonus room proposed); and average second story side setback (10-foot average recommended, 5-7foot average proposed);

WHEREAS, a duly noticed public hearing held by the Planning Commission on December 13, 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** Planning Application PA-10-32 and Tentative Tract Map TT-17401.

**PASSED AND ADOPTED this 13th day of December, 2010.**

---

Vice-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 December 13, 2010, by the following votes:

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

---

Secretary, Costa Mesa  
Planning Commission

## EXHIBIT "A"

FINDINGS (DENIAL)

- A. The proposed project 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 use and existing buildings, site development, and uses on surrounding properties.
  2. The proposed project does not comply with the performance standards as prescribed in the Zoning Code.
  3. The proposed project is not consistent with the General Plan or Zoning Code.
- B. The proposed project does not comply with Costa Mesa Municipal Code Section Code Section 13-29(g)(1) because:
1. There are no special circumstances applicable to the property. The strict application of development standards does not deprive the property of privileges enjoyed by others in the vicinity.
  2. The deviations constitute a grant of special privileges inconsistent with other properties in the vicinity.
  3. The granting of the deviation will allow a use, density, or intensity which is not in accordance with the general plan designation for the property.
- C. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(14) in that the project 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.
- D. The subdivision of the property for residential condominiums is not consistent with the City's General Plan and Zoning Code.
- E. The Costa Mesa Planning Commission has denied Planning Application PA-10-32 and Tentative Tract Map TT-17401. 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.
- F. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**2079 – 2083 Thurin St.****Project Description**

The proposed project is a ten (10) unit townhome cottage development submitted under the Residential Common Interest Development section of the zoning code. The site is in the R3 HD zone and is approximately 34, 200 square feet (.79 acre) in size.

There are currently thirteen (13) units of residential income (for rent) housing on the site. The existing units are a mix of one small single family dwelling, one small duplex and 10 units which were originally 1940's army barracks that had been moved to the site during the 1950's.

The concept for the development is to achieve the unique combination of creating a community with character, livability, and diversity within an envelope of affordability in the Southern California coastal environment. With a nod to some of the principles of New Urbanism, the intent is to create a traditional housing community that not only enhances the surrounding neighborhood, but embraces it.

Although the current zoning will allow for the development of over fifteen (15) units on the site, the proposed development is for only 10 units. This will create the opportunity to achieve a more user friendly atmosphere and relationship for the homeowners and surrounding neighborhood. The homes have been designed with a proposed flexible living space with up to three bedrooms and three baths within an average of 1,450 square feet. The floor plans have been designed to create living spaces that are functional and efficient resulting in a very spacious feel within a smaller more cost efficient footprint. The optional plan for a ground floor master will allow for the inclusion of senior aged home buyers to our community who prefer to live conveniently on the ground floor.

Exterior building materials and finishes will be consistent with the contemporary cottage design and utilize a combination of stucco and wood siding, metal roof material and details may be used where applicable. The perimeter fence and yard fences will be a combination of concrete block and wood or wood like material that is consistent with the cottage community aesthetic.

Each home will have several unique areas of private open space that allow for the desired indoor-outdoor livability that our coastal climate provides. Each home will provide much more private open space than the required minimum of 10 feet by 10 feet. There will be a number of common area landscape spaces that will be designed with a theme of coastal sensibility and California native plant materials. The project will utilize as many sustainable building practices as feasible and employ several community green building practices such as using draught tolerant landscape materials and low flow irrigation. Energy efficient fixtures, appliances, heating system and tank less water heaters will be featured in all homes.

Vehicular access to the homes will be accommodated in a common driveway accented with permeable concrete elements and decorative paving where applicable. Each home will have an attached, two car garage with two additional parking spaces provided within the full sized driveway at the garage entrance.

The project site is approximately 114 feet by 300 feet and although the proposal is approximately 30% below the allowable density and we are reducing the existing density from 13 units to 10, there are several minor variances or administrative adjustments that are required.

**Variance #1** - Open space requirement target is 40%. 36% is provided.

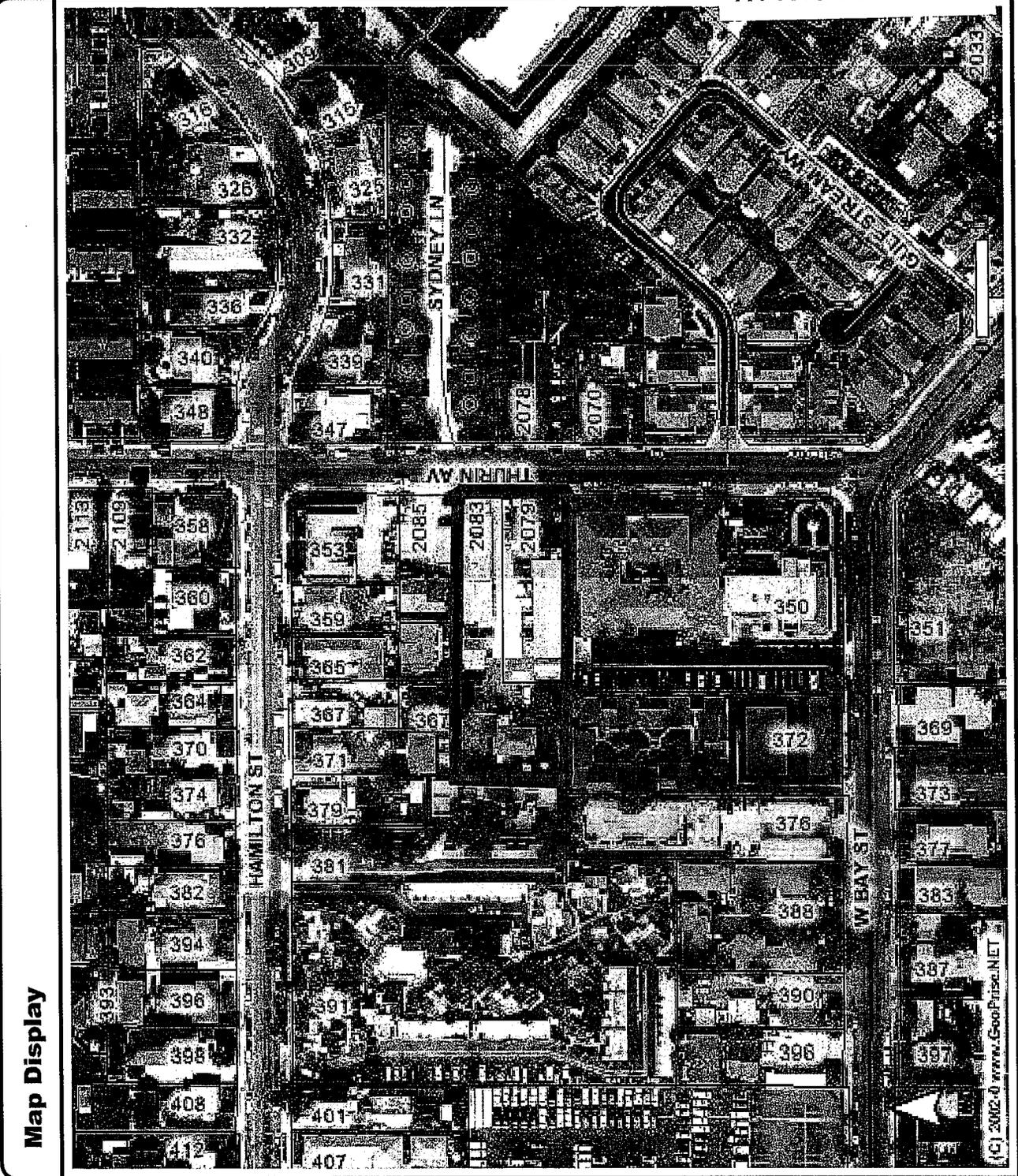
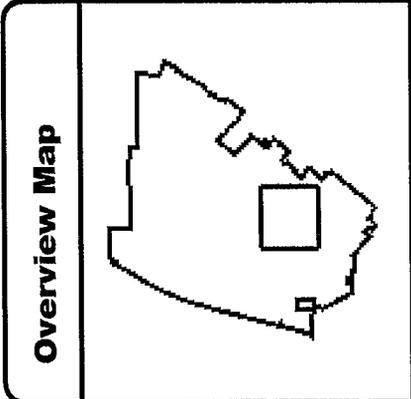
**Variance #2** – Landscape parkway along common driveway provided at 3 feet on each side in lieu of 5 feet required.

**Administrative Adjustment #1** – 3 foot side yard setback provided in lieu of 5 feet required.

**Administrative Adjustment #2** – Rear yard setback for two units provided at 10 feet in lieu of 15 feet required.

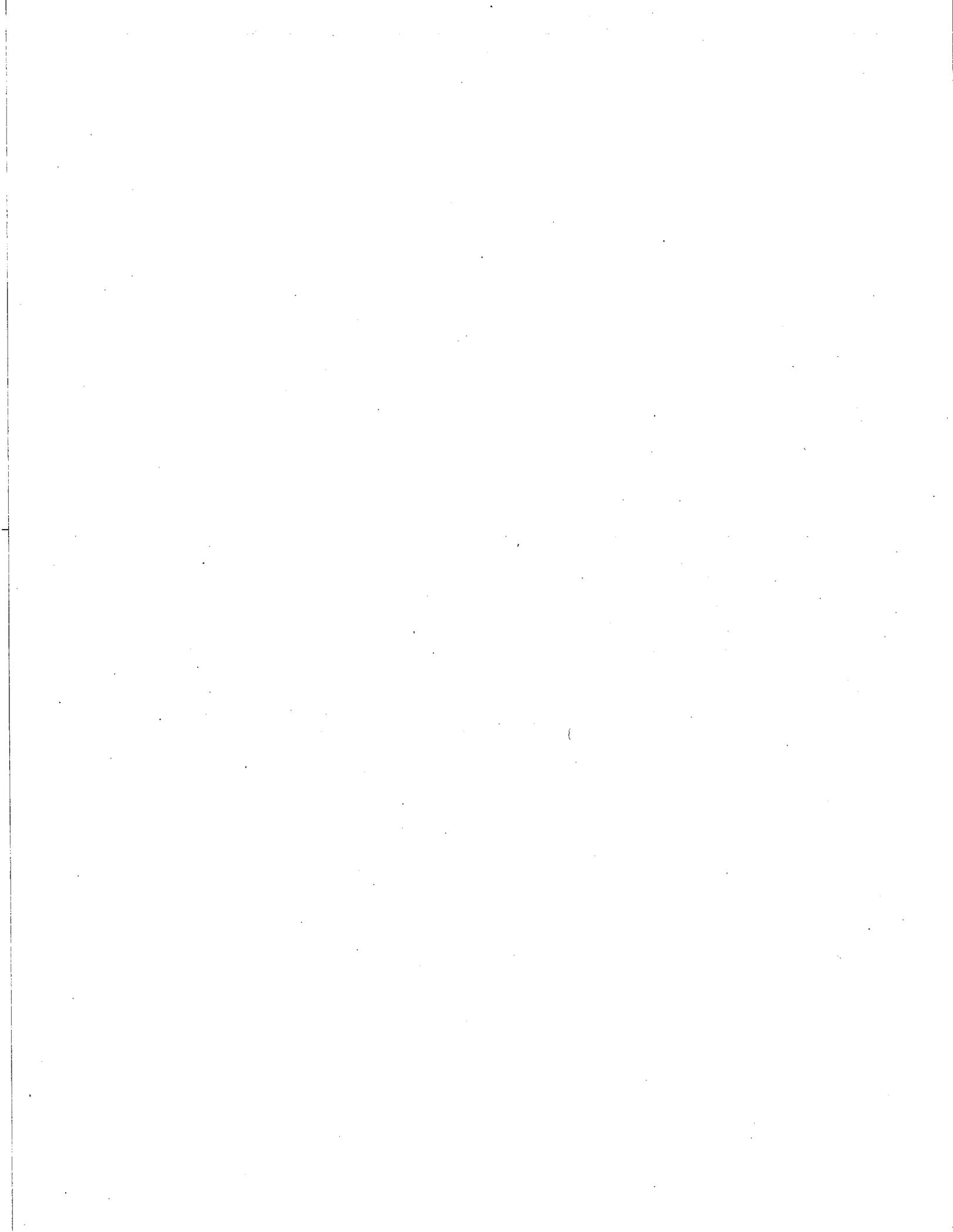
The project has been developed with the direction of staff to fulfill the intent of the current zoning codes while taking into consideration the specific challenges of site dimension, parking requirements, transportation patterns and open space requirements.

We believe the proposed development plan more than meets the intent of the current zoning codes and requirements and provides a much needed opportunity for home ownership in Costa Mesa that enjoys the combination of a comfortable coastal lifestyle community within a target of affordability.



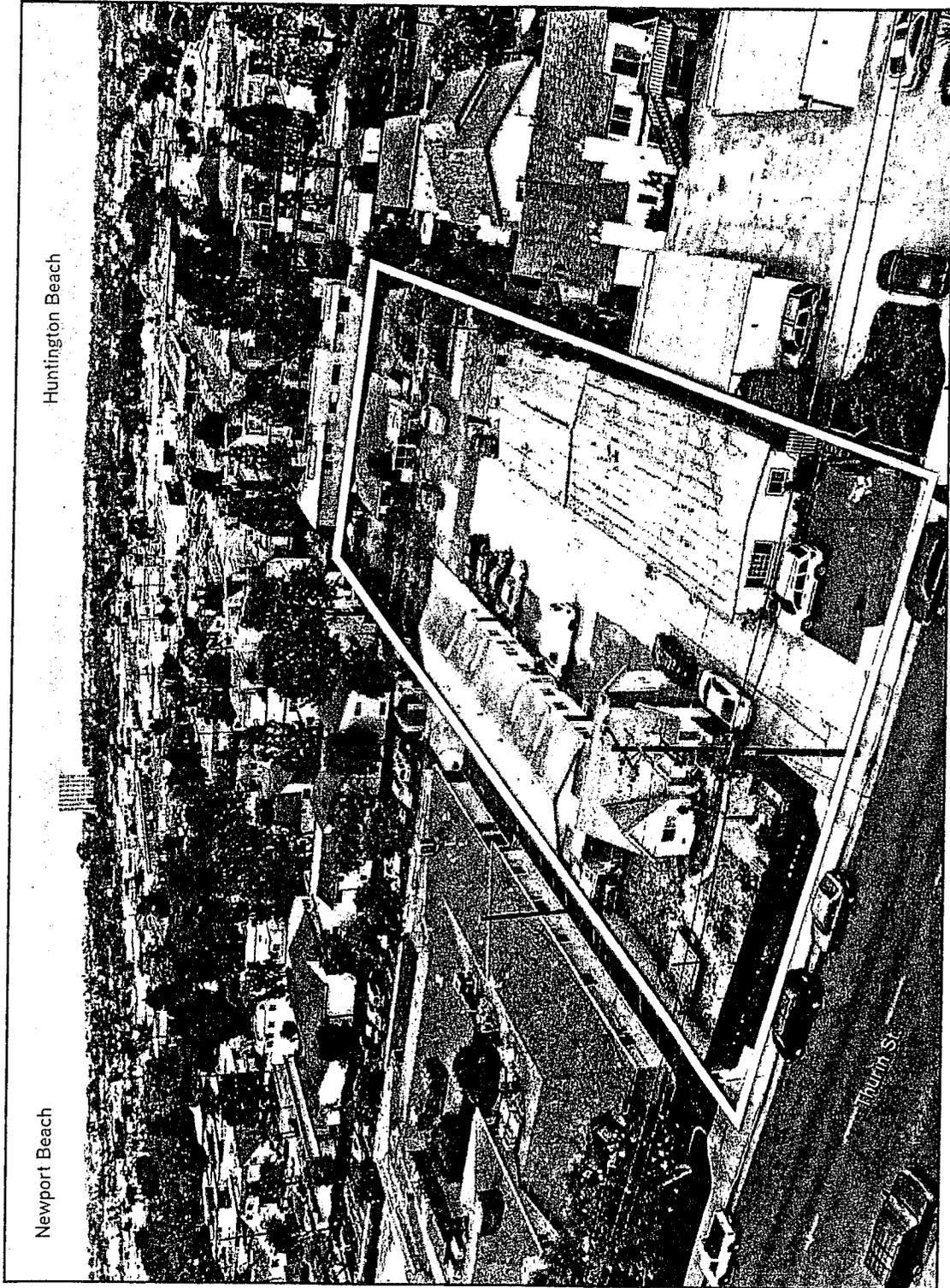
**Legend**

Address Medium	SECONDARY
Address Points	Hydrology
Freeway	Channels
Roads	Street Names
Collector	Street Centers
Freeway	Parcel Lines
Major	
Intersect	
BLVD	
Primary (cont)	

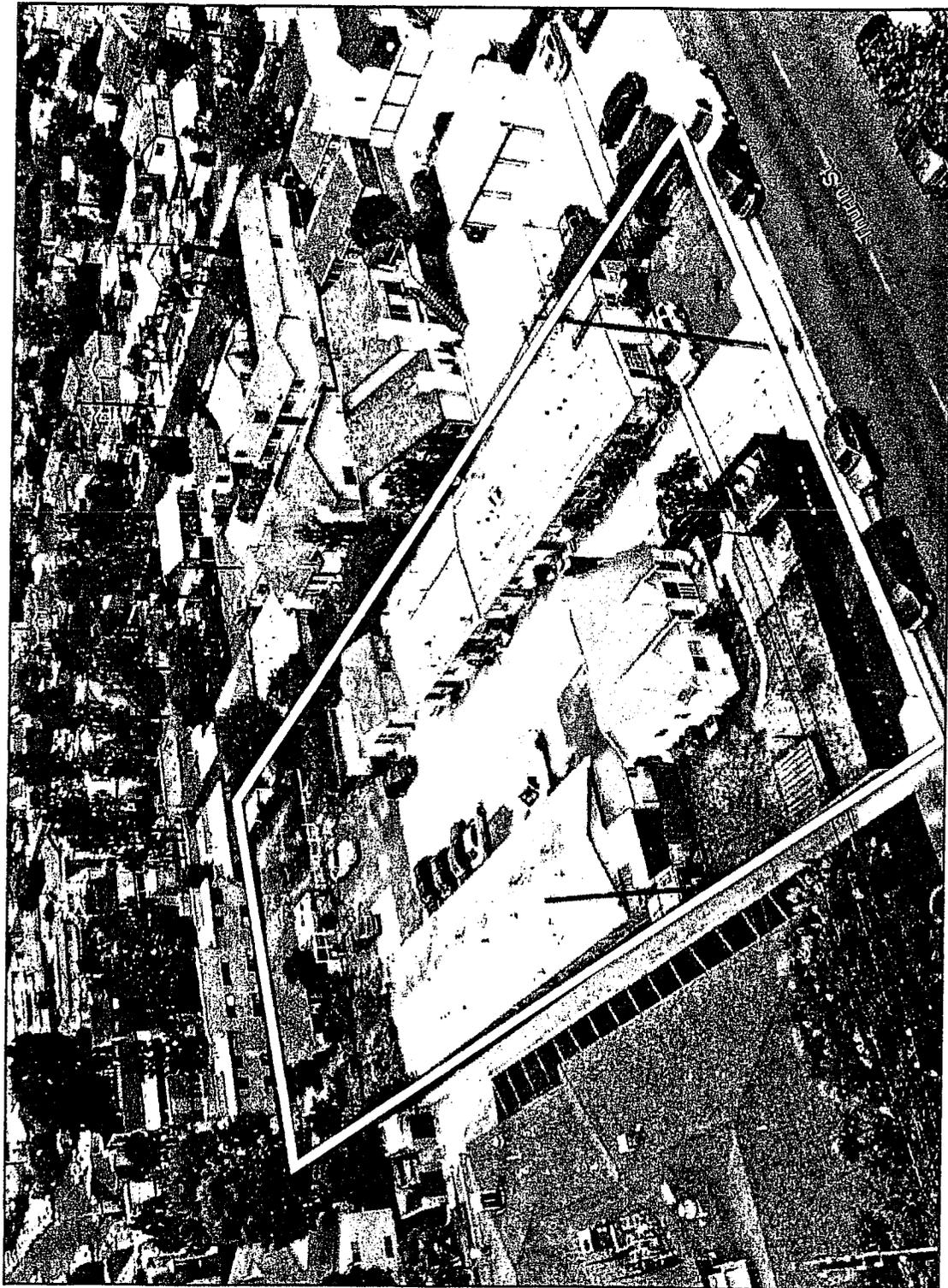




AERIAL

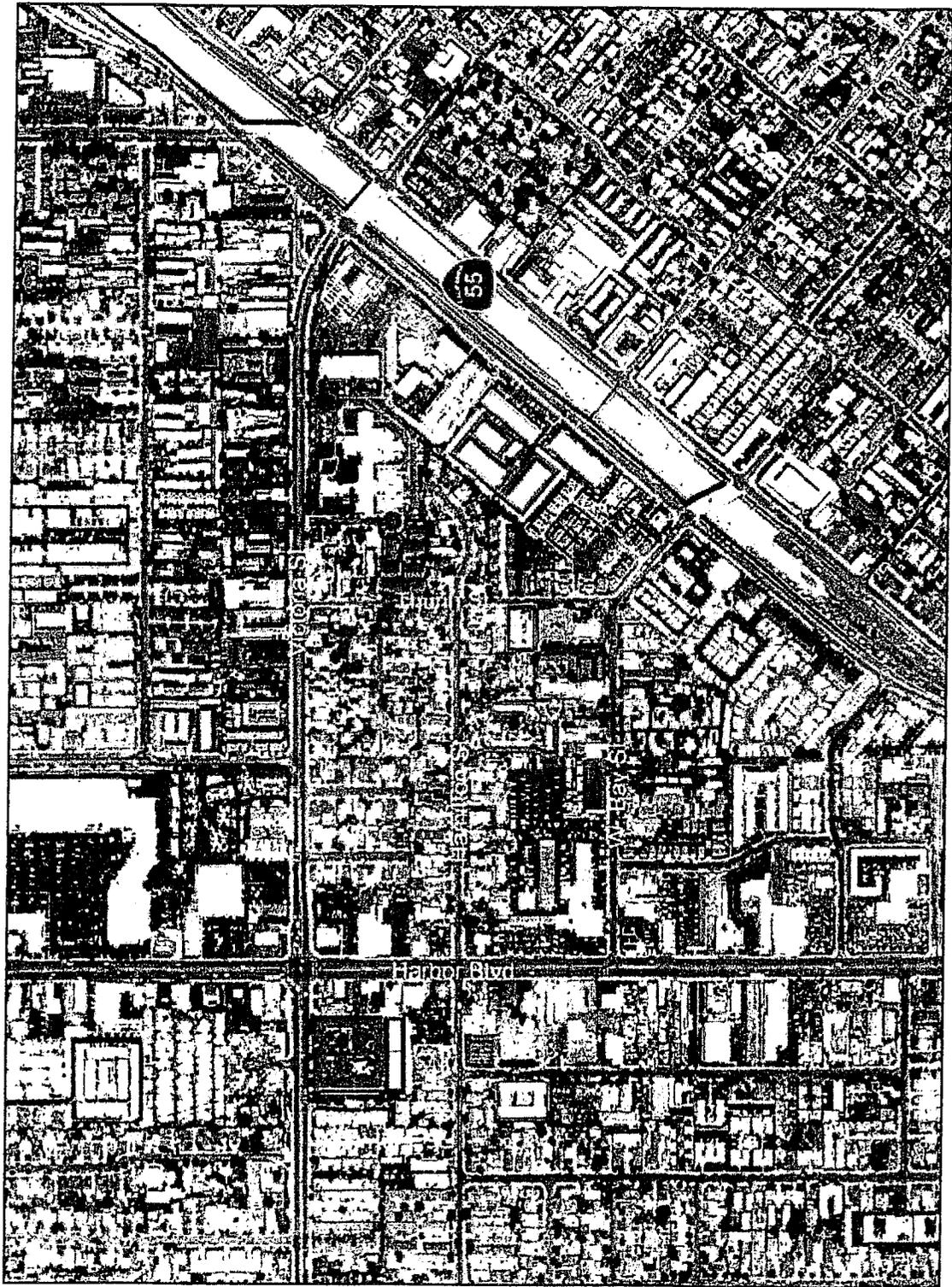


# AERIAL



27

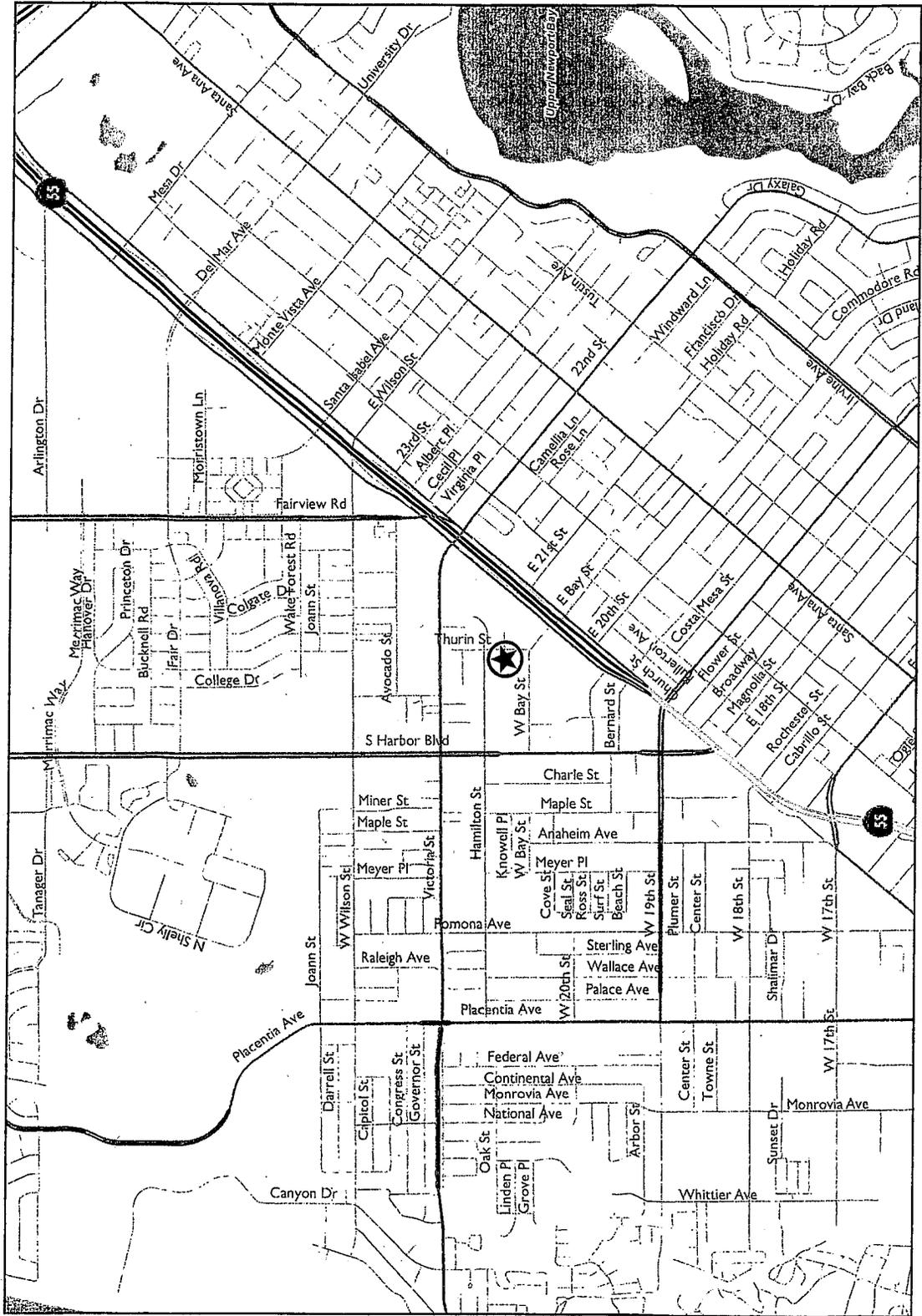
AERIAL



AERIAL

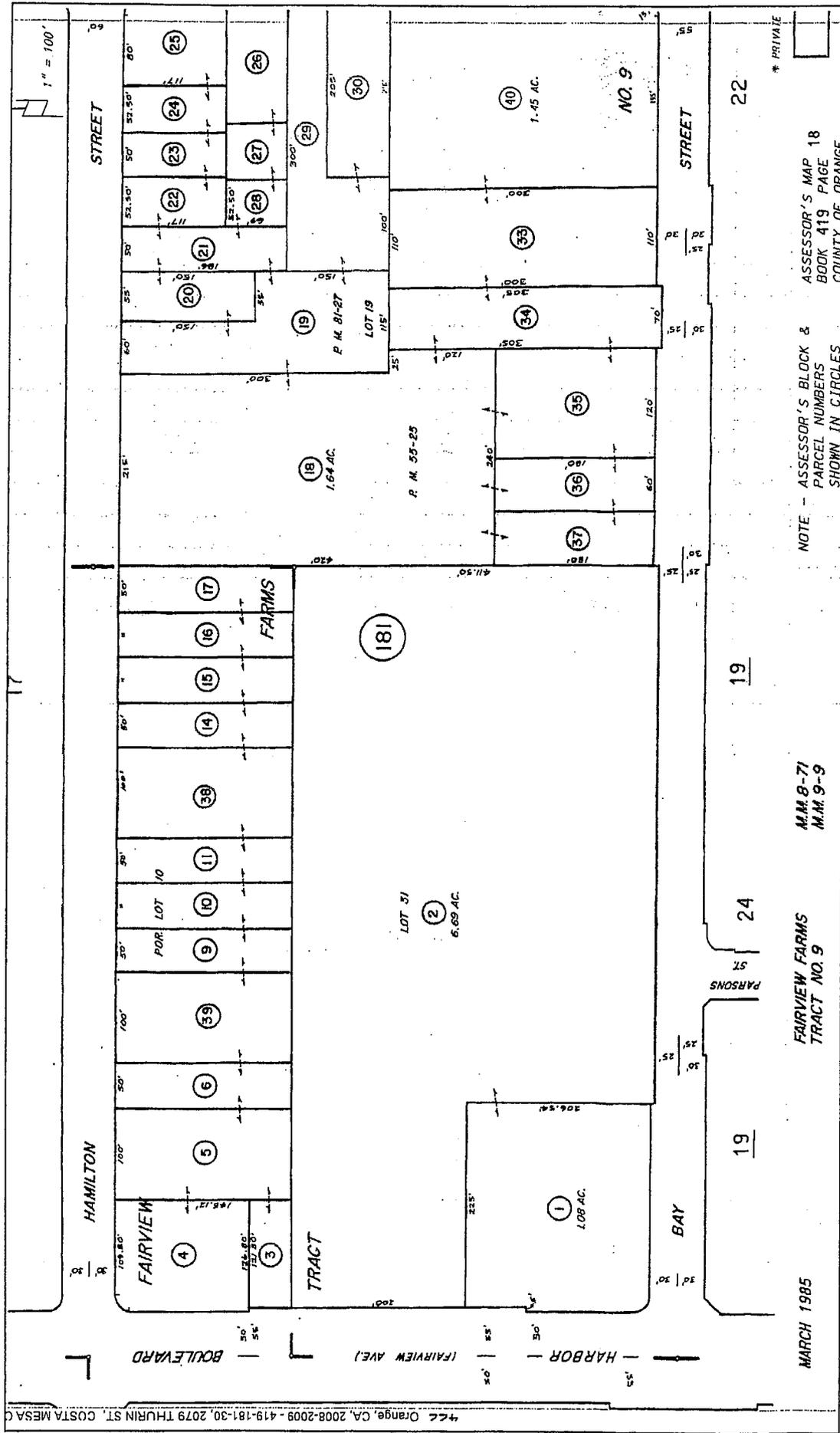


# LOCATION MAP





# PARCEL MAP



NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP 18  
BOOK 419 PAGE 18  
COUNTY OF ORANGE

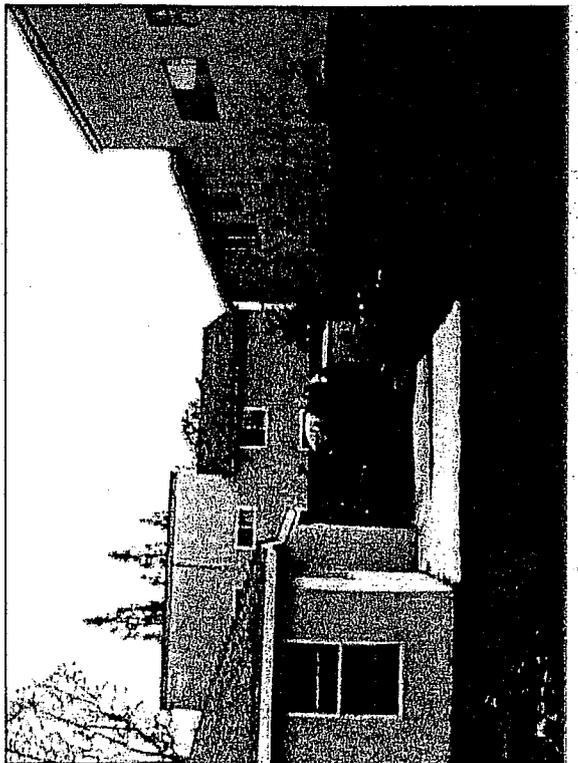
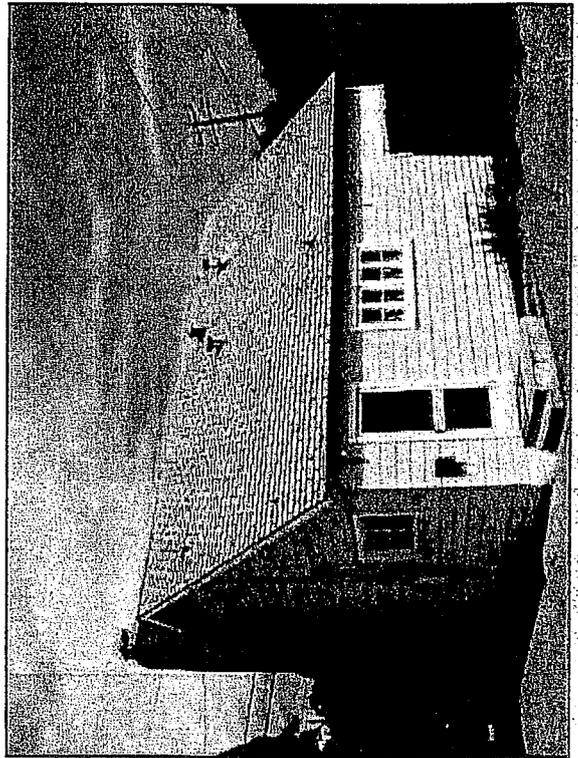
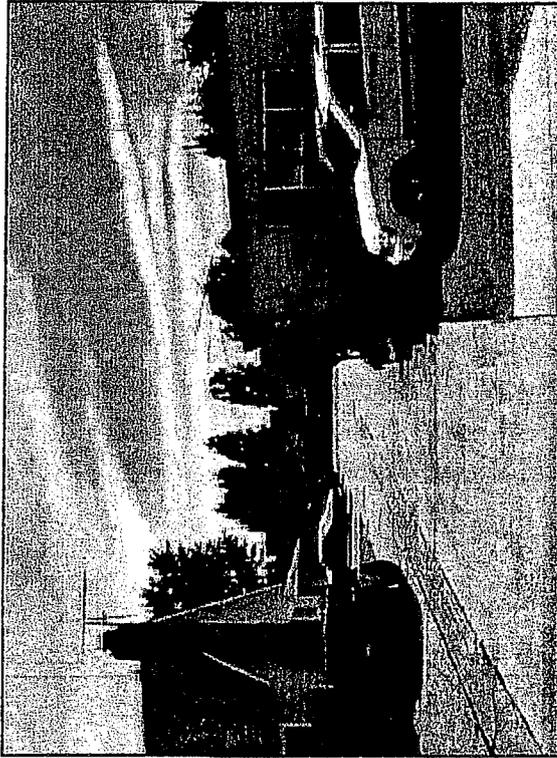
M.M. 8-71  
M.M. 9-9

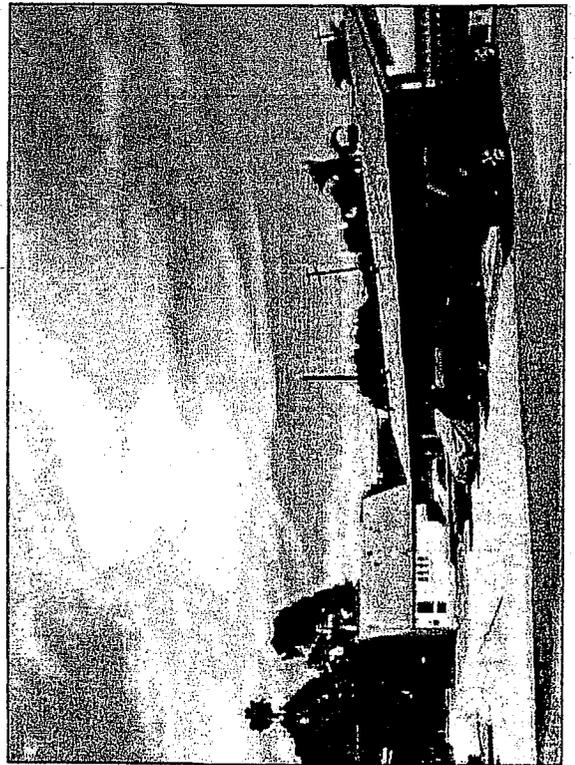
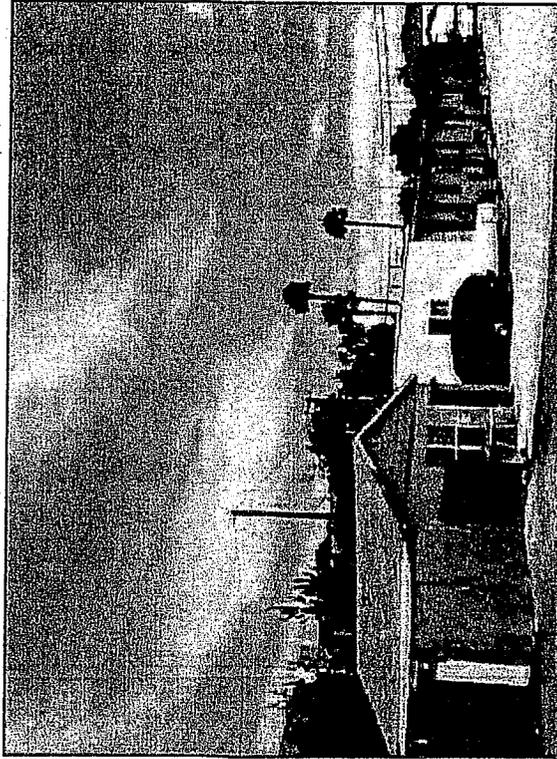
FAIRVIEW FARMS  
TRACT NO. 9

MARCH 1985

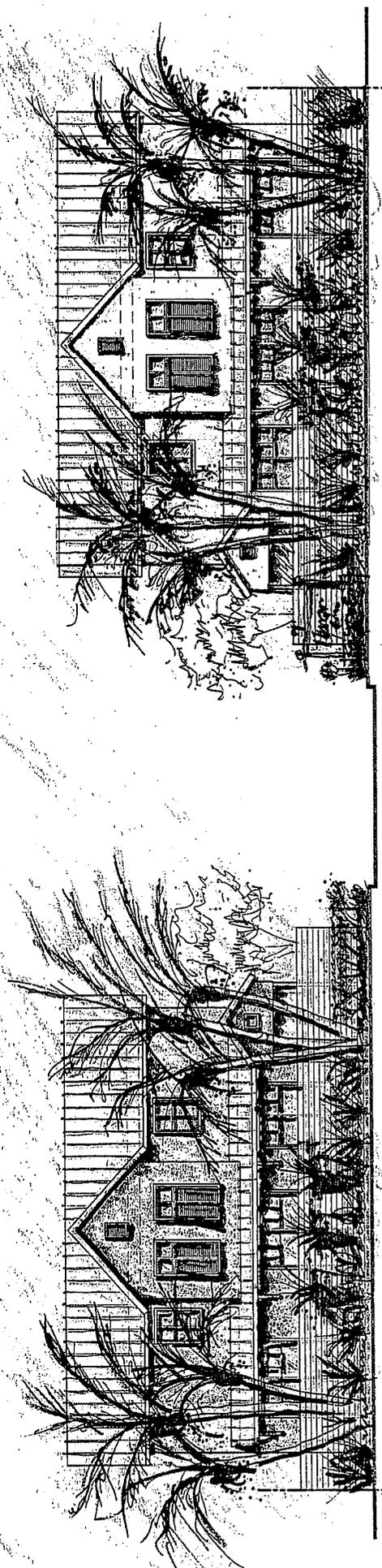
419-181-30

PROPERTY PHOTOS





PROPERTY PHOTOS

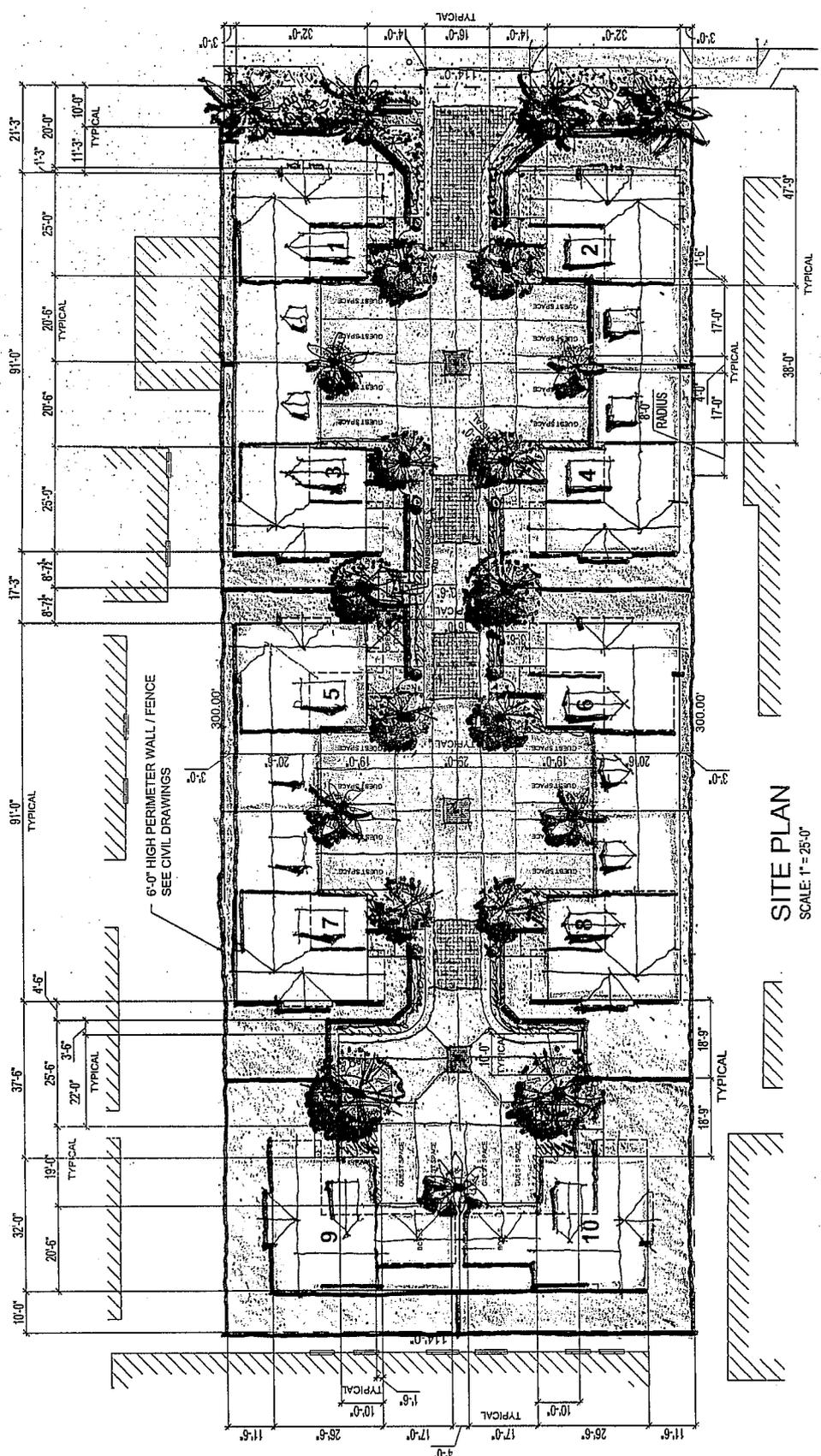


THURIN STREET ELEVATION  
SCALE: 1/8" = 1'-0"



Bryant Palmer Soto Inc.  
ARCHITECTS & ENGINEERS  
Telephone: (310) 326-9111  
Fax: (310) 325-0271

Thurin 10-Plex  
2077-83 Thurin Street Costa Mesa, CA 92627



**SITE PLAN**  
SCALE: 1" = 25'-0"

**BUILDING AREA SUMMARY (INCLUDING GARAGES)**

4 BUILDINGS @ 3,726 S.F. PER BUILDING	14,904 S.F. (2 UNITS PER BUILDING)
1 BUILDING @ 4,160 S.F.	4,160 S.F. (2 UNITS PER BUILDING)
	19,064 S.F. TOTAL (INCLUDING GARAGES)

**PROJECT SUMMARY**

4 UNITS	2 BR - 2 B	1,433 S.F. LIVABLE AREA
4 UNITS	3 BR - 2 B	1,433 S.F. LIVABLE AREA
1 UNIT	2 BR - 2 B - BONUS	1,650 S.F. LIVABLE AREA
1 UNIT	3 BR - 2 B - BONUS	1,650 S.F. LIVABLE AREA

**PROJECT SUMMARY**

LOT AREA:	34,200 S.F. (114' x 300')
DRIVEWAY / OPEN PARKING	9,446 S.F. 27.6 %
BUILDING FOOTPRINT	12,305 S.F. 36 %
OPEN SPACE	12,449 S.F. 36.4 %
10 DWELING UNITS / 5 BUILDINGS	
20 - ENCLOSED GARAGE PARKING SPACES (20' x 20' CLEAR)	
20 - OPEN PARKING GUEST SPACES (8.5' x 19' CLEAR)	
40 - TOTAL PARKING SPACES (4 PER UNIT)	

**Bryant Palmer Soto Inc.**  
ARCHITECTS & ENGINEERS  
Telephone: (310) 326-9111  
Fax: (310) 326-0271

**Thurin 10-Plex**  
2077-83 Thurin Street Costa Mesa, CA 92627





Project: 02-1003:001  
2017 38 THURIN STREET  
COSTA MESA, CA 92627

WE GUARANTEE OUR WORKMANSHIP AND SERVICE TO BE THE BEST IN THE INDUSTRY. IF YOU ARE NOT COMPLETELY SATISFIED WITH OUR WORK, WE WILL RE-DO IT AT NO CHARGE. IF YOU ARE NOT COMPLETELY SATISFIED WITH OUR SERVICE, WE WILL RE-DO IT AT NO CHARGE. THIS WARRANTY DOES NOT COVER DAMAGE TO EXISTING STRUCTURES OR UTILITIES. THIS WARRANTY IS VOID WHERE PROHIBITED BY LAW. THIS WARRANTY IS VOID WHERE PROHIBITED BY LAW. THIS WARRANTY IS VOID WHERE PROHIBITED BY LAW.

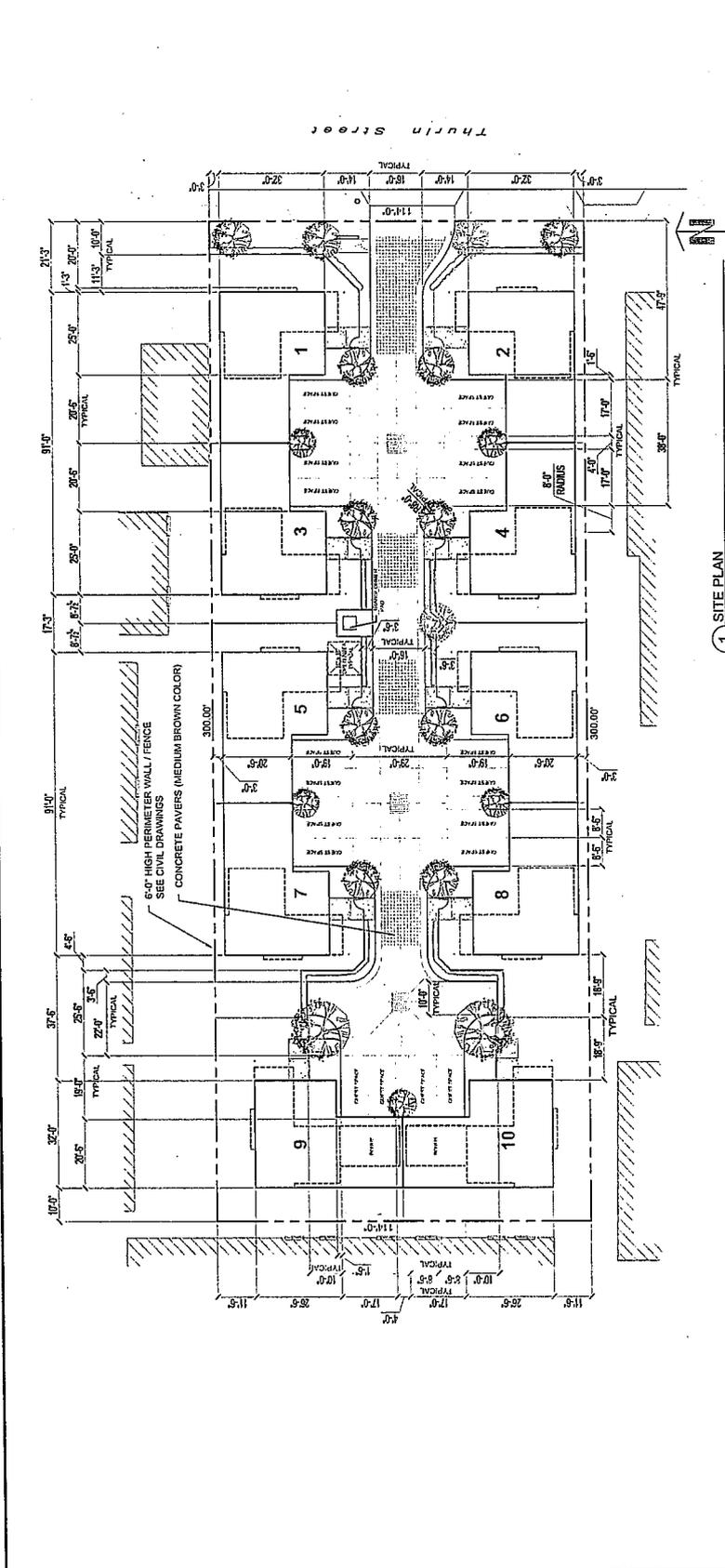
SUBMITTALS	
MARK	DESCRIPTION
1	PLANNING SUBMITTAL
2	PLANNING SUBMITTAL

REVISIONS	
MARK	DESCRIPTION

DO NOT SCALE DIMENSIONS  
ALL DIMENSIONS ARE FOR  
CONSTRUCTION UNLESS NOTED  
OTHERWISE

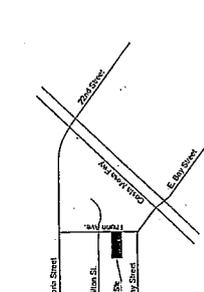
JOB NO.: 02-1003:001  
CADD FILE: 10-1003-001-001.rvt  
DATE: 11-16-10  
Scale: AS NOTED  
Drawing Title: SITE PLAN

Sheet: A-1



SHEET INDEX

- A-1 SITE PLAN
- A-2 FIRST FLOOR PLAN
- A-3 SECOND FLOOR PLAN
- A-4 ROOF PLAN
- A-5 ELEVATIONS
- A-6 ELEVATIONS
- A-7 ELEVATIONS
- A-8 SITE ELEVATIONS



**PROJECT SUMMARY**

LOT AREA: 34,200 SF. (114' x 300')

BREWERY / OPEN PARKING: 5,468 SF. 28.6%

BUILDING FOOTPRINT: 12,315 SF. 35%

OPEN SPACE: 12,417 SF. 36.4%

10 DWELING UNITS / 5 BUILDINGS

20 - ENCLOSED GARAGE PARKING SPACES (8.5' x 18' CLEAR)

20 - OPEN PARKING GUEST SPACES (8.5' x 18' CLEAR)

40 - TOTAL PARKING SPACES (4 PER UNIT)

**BUILDING AREA SUMMARY (INCLUDING GARAGES)**

4 UNITS @ 3,720 S.F. PER BUILDING 14,880 S.F. (2 UNITS PER BUILDING)

1 BUILDING @ 4,160 S.F. 4,160 S.F. (2 UNITS PER BUILDING)

19,040 S.F. TOTAL (INCLUDING GARAGES)

**BUILDING AREA SUMMARY (INCLUDING GARAGES)**

4 UNITS @ 3,720 S.F. PER BUILDING 14,880 S.F. (2 UNITS PER BUILDING)

1 BUILDING @ 4,160 S.F. 4,160 S.F. (2 UNITS PER BUILDING)

19,040 S.F. TOTAL (INCLUDING GARAGES)

**BUILDING AREA SUMMARY (INCLUDING GARAGES)**

4 UNITS @ 3,720 S.F. PER BUILDING 14,880 S.F. (2 UNITS PER BUILDING)

1 BUILDING @ 4,160 S.F. 4,160 S.F. (2 UNITS PER BUILDING)

19,040 S.F. TOTAL (INCLUDING GARAGES)







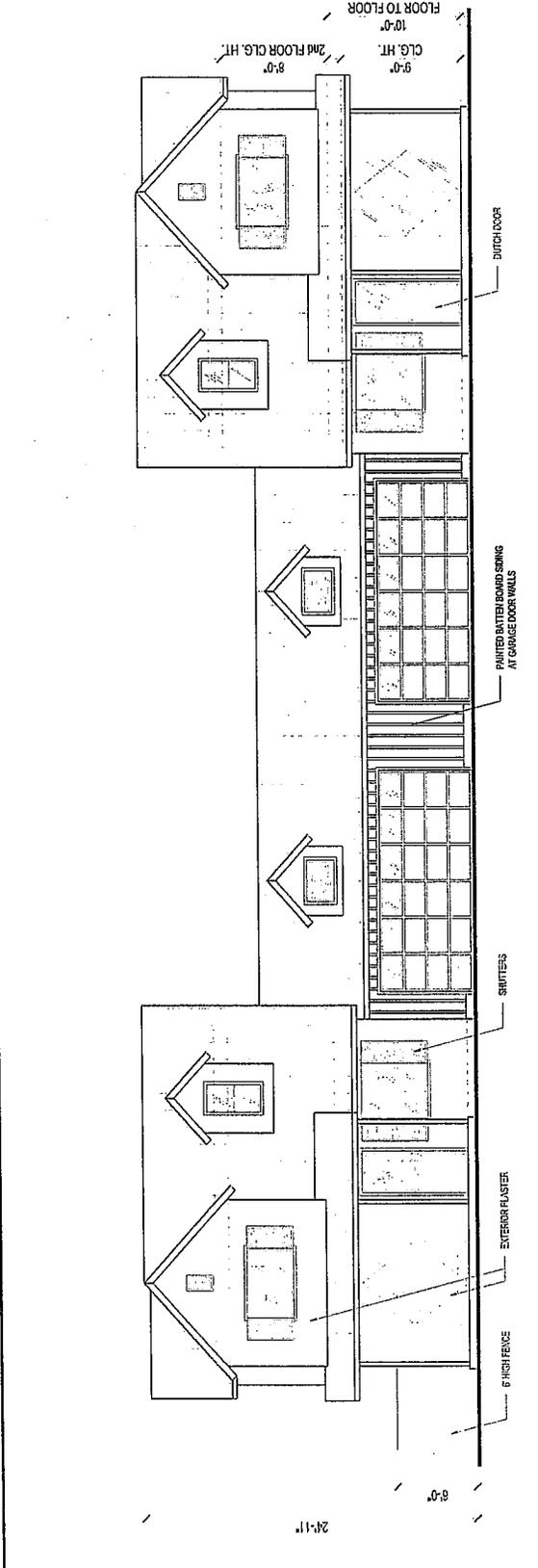


**Bryant-Palmer-Soto Inc.**  
 ARCHITECTS  
 2077-43 THURNS STREET  
 COSTA MESA, CA 92627

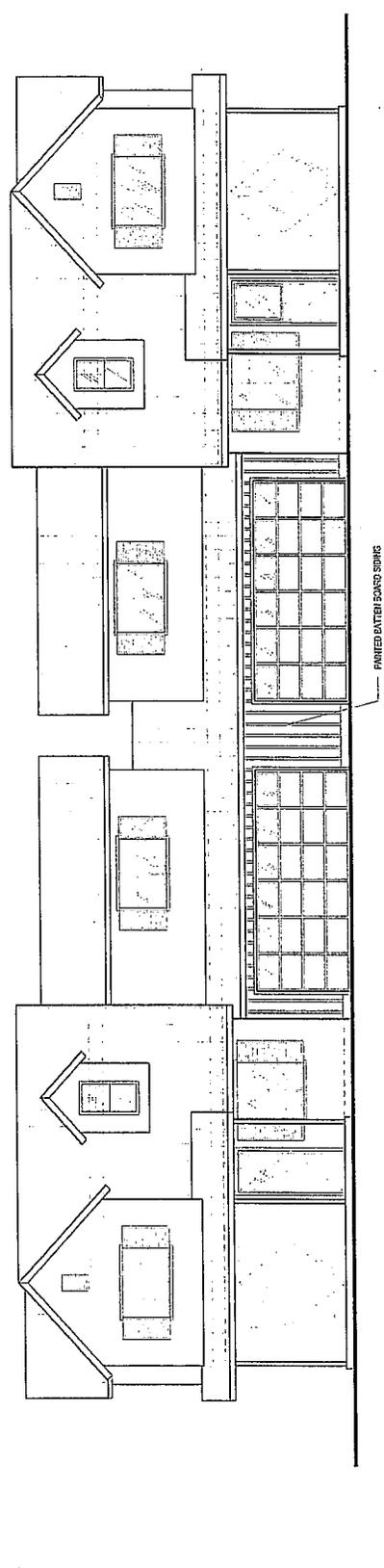
Project: **02-1003-001**

2077-43 THURNS STREET  
 COSTA MESA, CA 92627

DATE: 11/16/10  
 CHECKED BY: CSH  
 SCALE: AS NOTED



① FRONT ELEVATION (UNITS 1-8)



① FRONT ELEVATION WITH BONUS ROOM (UNITS 9 & 10)

ELEVATIONS

A-5

Sheet

40

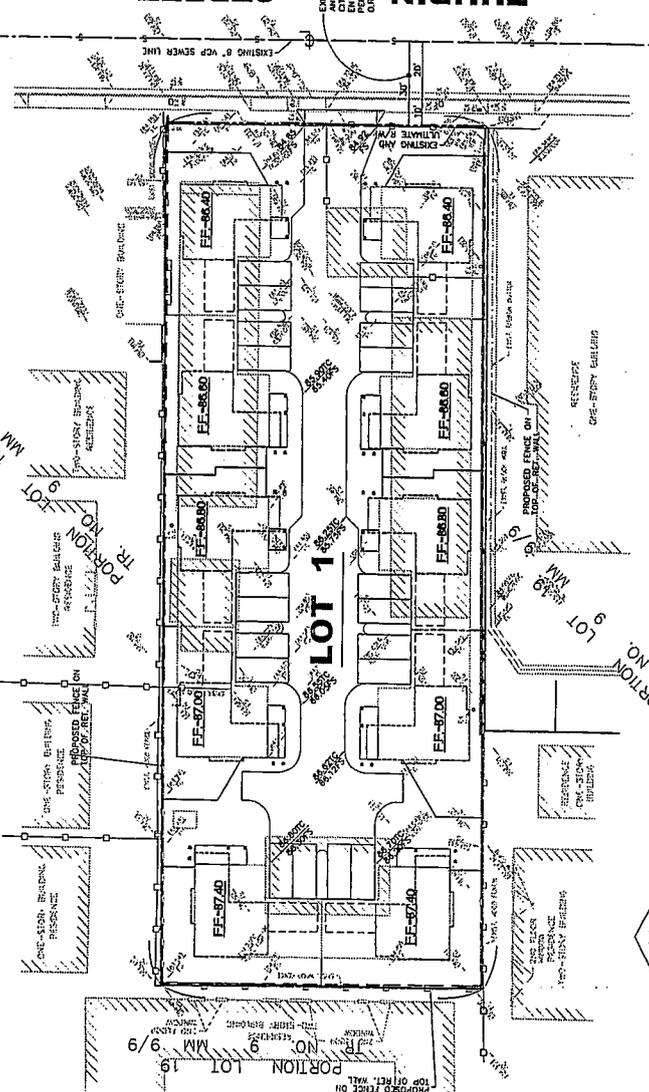
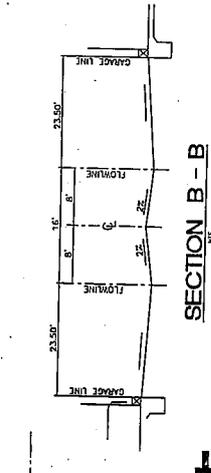
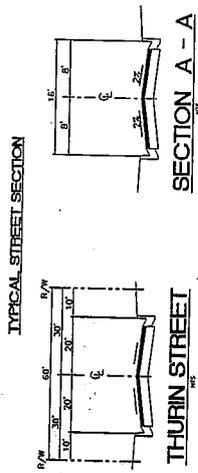
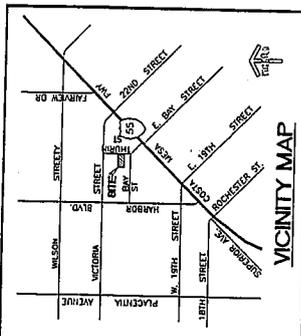






# TENTATIVE TRACT NO. 17401 AND PRELIMINARY GRADING PLAN

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS: 264.00 FEET OF THE NORTH 264.00 FEET OF LOT 19, TRACT NO. 9, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, MAP 9/9 MM, ORANGE COUNTY, EXCEPT THE WEST 330.00 FEET THEREOF, ALSO EXCEPT THE SOUTH 2.50 FEET THEREOF;  
THE EAST 430.00 FEET OF THE SOUTH 66.00 FEET OF THE NORTH 330.00 FEET OF LOT 19, TRACT NO. 9, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, MAP 9/9 MM, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;  
THE SOUTH 66.50 FEET OF THE NORTH 330.00 FEET OF LOT 19, TRACT NO. 9, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 9, PAGE(S) 9, OF MISCELLANEOUS MAPS, EXCEPTING THEREFROM THE WEST 430.00 FEET THEREOF.



**FLOOD ZONE**  
ZONE X, OUTSIDE THE 500 YEAR FLOOD BOUNDARIES

**PROPOSED USE**  
10 SINGLE FAMILY HOMES

**ENGINEER**  
ROBIN B. HAMMERS AND ASSOC., INC.  
234 E. 17TH STREET, SUITE 205  
COSTA MESA, CA 92627  
(949) 448-1192

**AREA SUMMARY (ACRES)**  
34200 SF = 0.785 ACES/PIECE

**ASSESSOR'S PARCEL NUMBERS**  
419-161-29 AND 419-181-30

**SETBACK REQUIREMENTS**  
FRONT SETBACK: 20 FEET  
SIDE SETBACK: 5 FEET  
REAR SETBACK: 5 FEET

**OWNER AND SUBOWNER**  
12 MARINA DRIVE  
NEWPORT BEACH, CA 92663

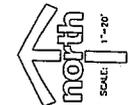
**SITE ADDRESS**  
2083 THURIN STREET  
COSTA MESA, CA 92627

- NOTES**
1. ALL EXISTING STRUCTURES TO BE REMOVED.
  2. LAND IS NOT SUBJECT TO OVERFLOW OR INUNDATION.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS: THE SOUTH 48.00 FEET OF THE NORTH 264.00 FEET OF LOT 19, TRACT NO. 9, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, MAP 9/9 MM, ORANGE COUNTY, EXCEPT THE WEST 330.00 FEET THEREOF, ALSO EXCEPT THE SOUTH 2.50 FEET THEREOF;  
THE EAST 100.00 FEET OF THE WEST 430.00 FEET OF THE SOUTH 66.00 FEET OF THE NORTH 330.00 FEET OF LOT 19, TRACT NO. 9, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, MAP 9/9 MM, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;  
THE SOUTH 66.50 FEET OF THE NORTH 330.00 FEET OF LOT 19, TRACT NO. 9, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 9, PAGE(S) 9, OF MISCELLANEOUS MAPS, EXCEPTING THEREFROM THE WEST 430.00 FEET THEREOF.

- LEGEND**
- PL PROPERTY LINE
  - BLDZ BUILDING
  - STREET CENTERLINE
  - LOT NUMBER
  - EXISTING RIGHT OF WAY
  - EDGE OF PAVEMENT
  - EDGE OF CONCRETE
  - TOP OF FIN. WALL
  - EDGE OF FINISHED FLOOR
  - PROPOSED GRADE ELEVATION
  - PROPOSED FINISH GRADE ELEVATION
  - PROPOSED FINISHED FLOOR
  - BACK OF WALL
  - FOUNDATION FLOORLINE

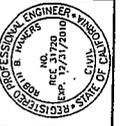


FOR CONDOMINIUM PURPOSES

TENTATIVE TRACT NO. 17401  
PRELIMINARY GRADING PLAN  
2079 AND 2083 THURIN STREET  
COSTA MESA, CALIFORNIA

PREPARED BY:  
ROBIN B. HAMMERS & ASSOC., INC.  
CIVIL ENGINEERS  
234 E. 17TH STREET, SUITE 205  
COSTA MESA, CA 92627  
(949) 448-1192

DATE: 1/19/10



NO.	DATE	DESCRIPTION	BY
REVISIONS			

44