



PLANNING COMMISSION

AGENDA REPORT

VI.3

MEETING DATE: JUNE 13, 2011

ITEM NUMBER:

**SUBJECT: PLANNING APPLICATION PA-11-04 / PARCEL MAP PM-11-102 FOR A DESIGN REVIEW AND SUBDIVISION MAP FOR A TWO-UNIT, TWO-STORY COMMON INTEREST DEVELOPMENT
1578 AND 1580 REDLANDS PLACE**

DATE: JUNE 2, 2011

**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-11-04:*** Design Review to construct a two-unit, two-story detached residential common interest development with the following:
 1. A minor modification to deviate from second story rear yard setback for the 1580 Redlands unit (20 feet required; 16 feet proposed); and
 2. A minor design review to allow a deviation from the City's Residential Design Guidelines for average second story side setback (10-foot average recommended, 7-8 foot average proposed).
- ***Parcel Map PM-11-102:*** One-lot subdivision of the property for condominium purposes.

APPLICANT

Craig Gambill is the authorized agent for Ali Sedeghi, the property owner.

RECOMMENDATION

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

PLANNING APPLICATION SUMMARY

Location: 1578 and 1580 Redlands Place Application: PA-11-04 and PM-11-102

Request: Design Review and Parcel Map for a two-story, two-unit common interest development (see page 1 of report).

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>R2-MD</u>	North: <u>Surrounding properties are zoned</u>
General Plan: <u>Medium Density Residential</u>	South: <u>residential</u>
Lot Dimensions: <u>Irregular</u>	East: <u>and contain</u>
Lot Area: <u>7,432 SF</u>	West: <u>residential units.</u>
Existing Development: <u>Vacant</u>	

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width (Development Lot)	100 FT	40 FT (1)
Lot Area (Development Lot)	12,000 SF	7,432 SF
Density:		
Zone	1 du/3,630 SF	1 du/3,716 SF
General Plan	1 du/3,630 SF	1 du/3,716 SF
Building Coverage (Development Lot):		
Buildings	NA	2,755 SF (37%)
Paving	NA	983 SF (13%)
Open Space (Total Site)	2,973 SF (40%)	3,694 SF (50%)
TOTAL		7,432 SF (100%)
Building Height:		
Building Height	2 Stories/27 FT	2 Stories/25 FT
Chimney Height	29 FT	NA
First Floor Area (Including Garage)	NA	1,276 SF (1578 Redlands Pl.) 1,479 SF (1580 Redlands Pl.)
Second Floor Area	NA	958 SF (1578 Redlands Pl.) 809 SF (1580 Redlands Pl.)
2nd Floor % of 1st Floor (2)	80%	75% (1578 Redlands Pl.) 55% (1580 Redlands Pl.)
Distance Between Buildings	10 FT	10 FT
Private Open Space	10 FT Min. Dim.	15 FT (1578 Redlands Pl.) 11FT (1580 Redlands Pl.)
Setbacks (Building)		
Front	20 FT	22 FT (1578 Redlands Pl.) 37 FT (1580 Redlands Pl.)
Side (left/right)	5 FT (1 Sty) 10 FT Avg. (2 Sty) (2)	5 FT/5 FT (1 Sty) (Both Units) 7 FT/8 FT (2 Sty) (Both Units) (3)
Rear	10 FT (1 Story) 20 FT (2 Story)	11 FT (1 Sty) 16 FT (2 Sty - 1580 Redlands) (4)
Parking:		
Covered	4 Spaces	4 Spaces
Open	4 Spaces	4 Spaces
TOTAL	8 Spaces	8 Spaces
Min. Driveway Width:	16 FT	24 FT
NA = Not Applicable or No Requirement. (1) The property is legal nonconforming. (2) Residential Design Guideline (3) Deviation from Residential Design Guidelines requested (see staff report discussion). (4) Minor modification requested (see staff report discussion).		
CEQA Status	Exempt, Class 3 (New Construction)	
Final Action	Planning Commission	

BACKGROUND

Project Site/Environs

The project site is a pie-shaped lot located at the end of a cul-de-sac on Redlands Place. The site contained a one-story duplex, which was demolished in 2006. The site is currently vacant, bounded on the east side by a two-story triplex, and by one-story single family residences to the south and west. The property is zoned R2-MD and has a General Plan Designation of Medium Density Residential, which allows a maximum of two units on the property.

ANALYSIS

Design Review

The proposed project involves the construction of a detached two-unit, two-story residential common interest development (condominiums). The units are three bedroom, three bathroom units approximately 1,727 square feet of living area with an attached two car garage approximately 500 square feet in size. The building architecture consists of stucco with shingle and board siding accents, with asphalt shingle roofs. 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.

To reduce the amount of paved area at the front of the property, the applicant is proposing "drivable turf", i.e., turfblock pavers, within the driveway. Because of the possibility that the landscaping would not withstand the daily driving of vehicles over the landscaped surface, staff recommends, as a condition of approval, that the applicant work with staff to provide an alternate paving material (such as green colored pavers) that will be properly maintained by the homeowners (condition no. 16).

The applicant has not yet retained a general contractor for the project. As a result, the applicant cannot provide an estimate on the number of construction jobs the project will generate.

Minor Modification

- Staff believes approval of a minor modification for the second story encroachment for the 1580 Redlands unit is justified based on the minimal amount of building area (approximately 20 square feet) that is encroaching into the setback.
 1. Due to the shape of the lot, the 1580 Redlands unit is at an angle to the rear yard of the project site. At this angle, a triangular second story area approximately 20 square feet in size encroaches four feet into the required 20-foot setback. It is staff's opinion that this relatively minor amount of floor area encroachment can be supported, since the remainder of the second floor area is at or greater than 20 feet setback from the rear property line. Furthermore, the abutting property to the rear is planted with several mature trees that will act as a visual barrier to the unit.

Minor Design Review

- *The project, despite the requested deviation from 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. The second floor windows are required to be designed so as to minimize privacy impacts and direct views into windows on the adjacent properties.

Parcel Map

The applicant proposes a parcel 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, parcel 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 2013). 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 Medium Density Residential. Under this designation two units are allowed and two 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

It is staff's opinion that the development satisfies the intent of the General Plan and applicable Zoning Code sections. Therefore, staff recommends approval of the project.



 MEL LEE, AICP
 Senior Planner



 CLAIRE FLYNN, AICP
 Acting Asst. Development Svs. Director

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

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

Craig Gambill
 2564 Thorman Place
 Tustin, CA 92782

Ali Sedghi
134 E. Wilson Street, Unit A
Costa Mesa, CA 92627

File: 061311PA1104PM11102	Date: 053111	Time: 10:45 a.m.
---------------------------	--------------	------------------

RESOLUTION NO. PC-11-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-11-04 AND PARCEL MAP PM-11-102

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

WHEREAS, an application was filed by Craig Gambill, authorized agent for Ali Sedeghi, owner of real property located at 1578 and 1580 Redlands Place, for the following:

- A Design Review to construct a two-unit, two-story detached residential common interest development with the following:
 1. A minor modification to deviate from second story rear yard setback for the 1580 Redlands unit (20 feet required; 16 feet proposed); and
 2. A minor design review to allow a deviation from the City's Residential Design Guidelines for average second story side setback (10-foot average recommended, 7-8 foot average proposed).
- A one-lot subdivision of the property for condominium purposes.

WHEREAS, a duly noticed public hearing held by the Planning Commission on June 13, 2011 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-11-04 and Parcel Map PM-11-102.

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-11-04 and Parcel Map PM-11-102 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 June, 2011.

COLIN MCCARTHY
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 information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(14) in that the project, despite the requested deviation from 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.
- C. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(6) in that the project will not be materially detrimental to the health, safety, and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood. The project is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity. This includes site planning, land coverage, landscaping, appearance, scale of structures, open space and any other applicable features relative to a compatible and attractive development. Specifically, a triangular second story area approximately 20 square feet in size encroaches four feet into the required 20-foot setback. It is staff's opinion that this relatively minor amount of floor area encroachment can be supported, since the remainder of the second floor area is at or greater than 20 feet setback from the rear property line.
- 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 Parcel Map PM-11-102 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.

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

- Plng. 1. The conditions of approval, code requirements, and special district requirements of PA-11-04 and PM-11-102 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
2. 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, subject to approval by Planning staff.
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. To avoid an alley-like appearance, the driveway shall be developed without a center swale. Design shall be approved by the Planning Division.
10. 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.
11. The expiration of Planning Application PA-11-04 shall coincide with the

expiration of Parcel Map PM-11-102; 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.

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. The CC&R's shall include a provision mandating binding arbitration in the event of any dispute between the two property owners relating to the homeowner's association.
14. The site plan submitted with initial working drawings shall contain a notation specifying whether the project is a one-lot condominium or whether each unit is situated on a separate parcel.
15. Applicant shall provide proof of establishment of a homeowners association prior to release of any utilities.
16. The developer shall provide decorative hardscape and landscape driveway 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. The applicant work with staff to provide an alternate paving material for the turfblock (such as green colored pavers) that will be properly maintained by the homeowners.
17. The landscape setback area visible from Redlands Place 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.
- Eng. 18. 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.

RESOLUTION NO. PC-11-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA DENYING PLANNING APPLICATION
PA-11-04 AND PARCEL MAP PM-11-102**

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

WHEREAS, an application was filed by Craig Gambill, authorized agent for Ali Sedeghi, owner of real property located at 1578 and 1580 Redlands Place, for the following:

- A Design Review to construct a two-unit, two-story detached residential common interest development with the following:
 1. A minor modification to deviate from second story rear yard setback for the 1580 Redlands unit (20 feet required; 16 feet proposed); and
 2. A minor design review to allow a deviation from the City's Residential Design Guidelines for average second story side setback (10-foot average recommended, 7-8 foot average proposed).
- A one-lot subdivision of the property for condominium purposes.

WHEREAS, a duly noticed public hearing held by the Planning Commission on June 13, 2011 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-11-04 and Parcel Map PM-11-102.

PASSED AND ADOPTED this 13th day of June, 2011.

COLIN MCCARTHY
Chair, Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, 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 June 13, 2011, 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-11-04 and Parcel Map PM-11-102. 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.

Ali Sedghi
134 E. Wilson St. "A"
Costa Mesa, CA 92627

March 4, 2011

Development Services Development
77 Fair Drive
P.O. 1200
Costa Mesa, CA 92628-1200

Reference: 1578 and 1580 Redlands Pl., New Construction and Subdivision

I have submitted design plans for the development of two detached residences at the above referenced address. In conjunction with the designs, I have also submitted a tentative parcel map for the subdivision of the proposed residences into detached condominiums, aka, common interest development.

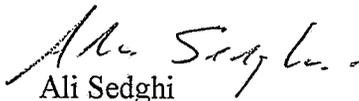
I intend to occupy one of the homes as my personnel residence. I believe this project will be a tremendous improvement to the Costa Mesa community and the local economy. Before I purchased the property, the parcel has long been abandoned and left in despair. The neighbors are joyous of the addition of new homes to their street. As a long time residence of this city, I have studied its landscape, people and character and believe this project will harmoniously blend into its environment.

The designs of the homes were created by my lead architect, Craig Gambill, AIA. Our vision was to capture the essence of Key West infused with tropical Malaysian influences. The size and mass is appropriate to its surroundings and the design of each home is custom.

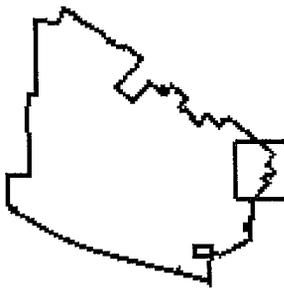
I have registered the project with the US Green Building Council under their LEED for Homes program. The project team will incorporate sustainable building practices along with features that will be conscience of our natural resources and environment.

Overall, I am very excited to bring this project forth in the city where I live and work. This project will enhance our City's reputation to green building practices and as a desired destination for living, working and playing.

Sincerely,


Ali Sedghi
Owner

Overview Map



Map Display



Legend

- Freeway
- Roads
- Collector Freeway
- Major
- Newpoint BLYD Primary
- SECONDARY Hydrology
- Channels
- Street Names
- Street Centerlines
- Parcel Lines
- City Boundary
- Water Ways

Dwelling Units: 2-Z
 Parking total: 4/unit
 (2 covered, 2 open)

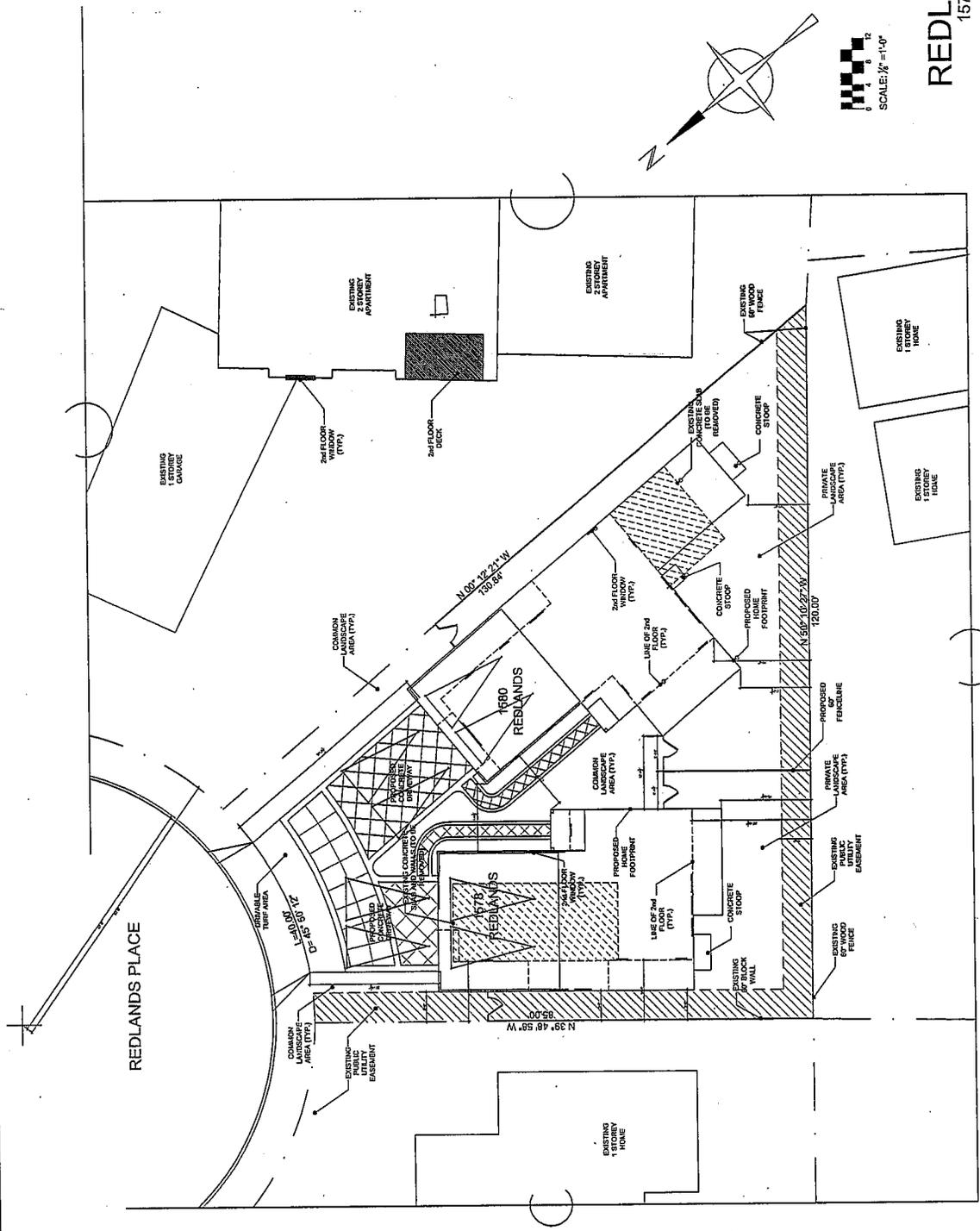
Lot Coverage:
 Lot Area: 7,432 SF
 Building: 1,276 SF (1578)
 1,479 SF (1580)
 Driveway: 983 SF
 %: 50.3%

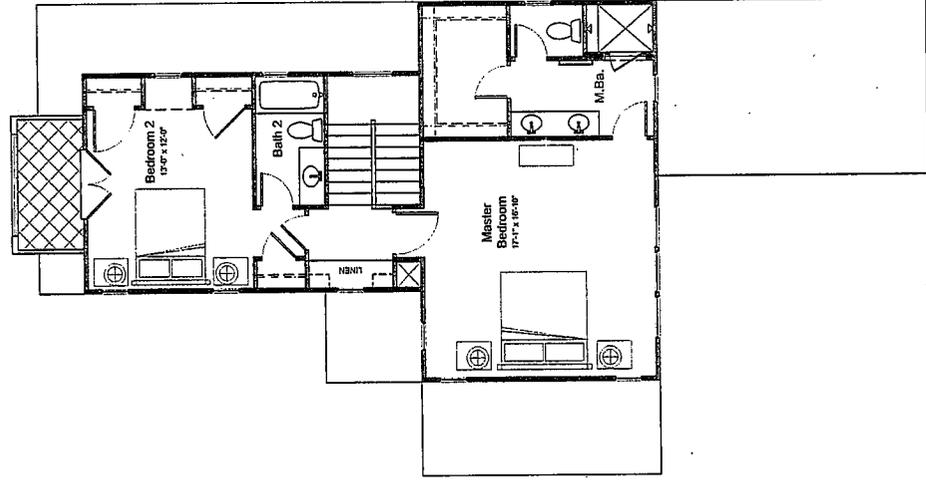
Rear Yard Coverage:
 Rear Area: 2,232 SF
 Building: 268 SF
 %: 12%

04.21.11



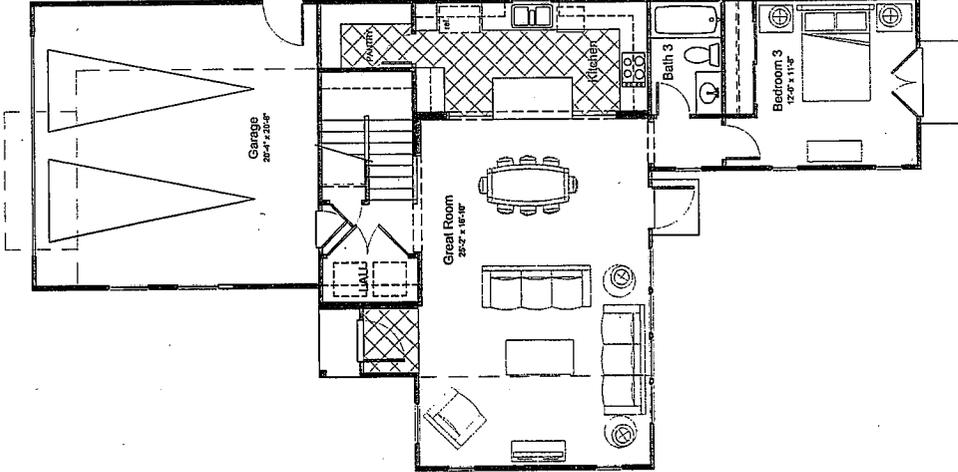
Site Plan
REDLANDS COVE
 1578 & 1580 REDLANDS PL.
 COSTA MESA, CA 92627





Second Floor
(55% of First Floor)

809 SF



First Floor

1,025 SF
(1478 W/GARAGE)

PLAN 1580
1,834 SF

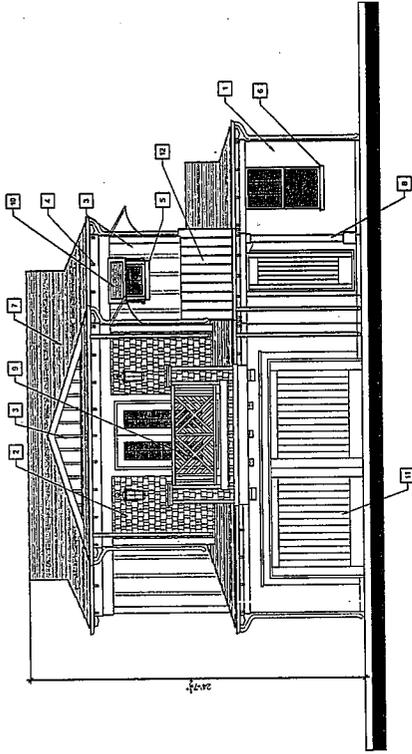


04.21.11

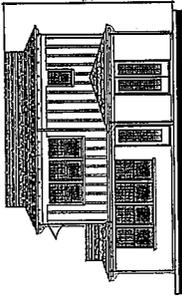


REDLANDS COVE
1578 & 1580 REDLANDS PL.
COSTA MESA, CA 92627

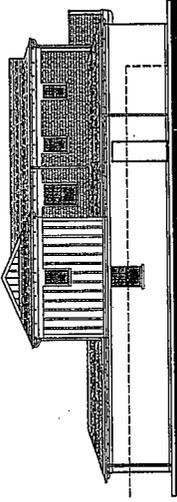
1. STUCCO
2. CEMENTACIOUS SHINGLE
3. CEMENTACIOUS BOARD AND BATT
4. EXPOSED RAFTER TAILS
5. CEMENTACIOUS TRIM
6. STUCCO O/FOAM TRIM
7. ASPHALT SHINGLE
8. WOOD POST
9. WOOD RAILING
10. METAL AWNING SHUTTER
11. METAL ROLL-UP GARAGE DOOR
12. METAL ROOF ELEMENT



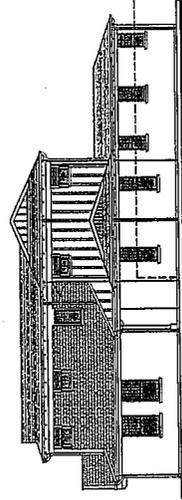
FRONT
 0 2 4 8
 SCALE: 3/8"=1'-0"



REAR
 0 4 8 16
 SCALE: 3/8"=1'-0"



LEFT



RIGHT

PLAN 1580
 Elevations

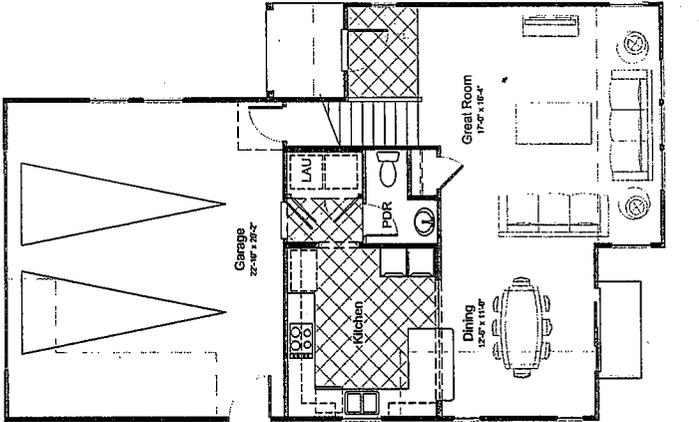
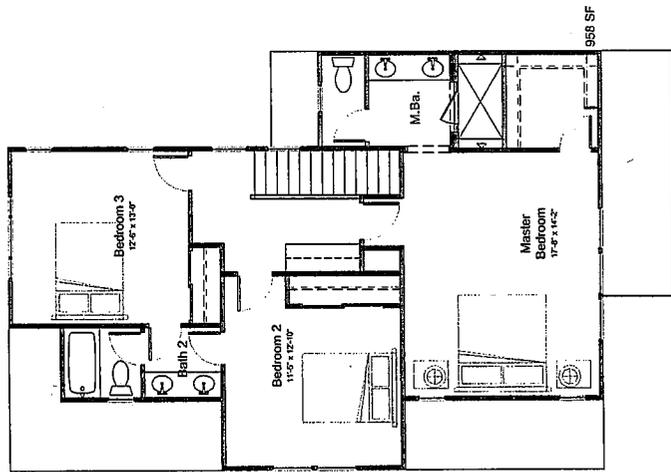
04.21.11



REDLANDS COVE
 1578 & 1580 REDLANDS PL.
 COSTA MESA, CA 92627

2A

CECIL GARIBOLDI
 ARCHITECTS
 1578 & 1580 REDLANDS PL.
 COSTA MESA, CA 92627
 (714) 440-1111
 WWW.CECILGARIBOLDI.COM



PLAN 1578
1,727 SF

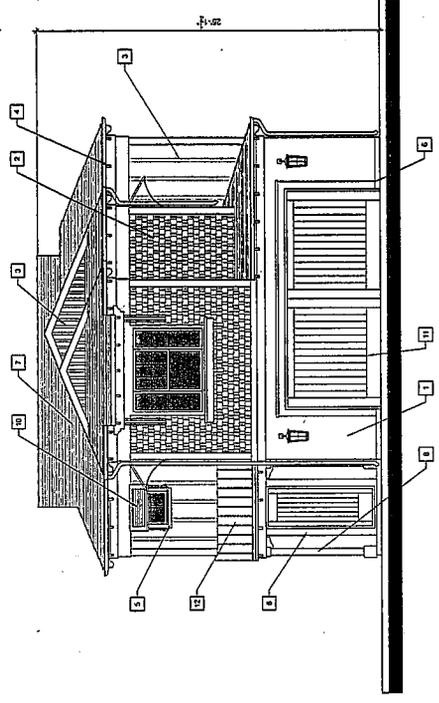


04.21.11

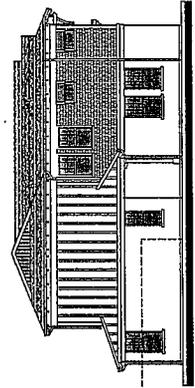


REDLANDS COVE
 1578 & 1580 REDLANDS PL.
 COSTA MESA, CA 92627
 G.P.

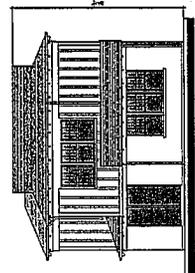
1. STUCCO
2. CEMENTACIOUS SHINGLE
3. CEMENTACIOUS BOARD AND BATT
4. EXPOSED RAFTER TAILS
5. CEMENTACIOUS TRIM
6. STUCCO O/F/OAM TRIM
7. ASPHALT SHINGLE
8. WOOD POST
9. WOOD RAILING
10. METAL AWNING SHUTTER
11. METAL ROLL-UP GARAGE DOOR
12. METAL ROOF ELEMENT



FRONT
 0 2 4 8
 SCALE: 1/8"=1'-0"

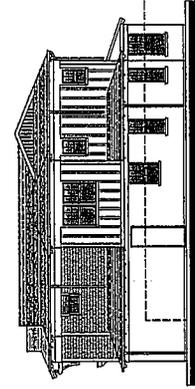


LEFT



REAR

0 4 8 16
 SCALE: 1/8"=1'-0"



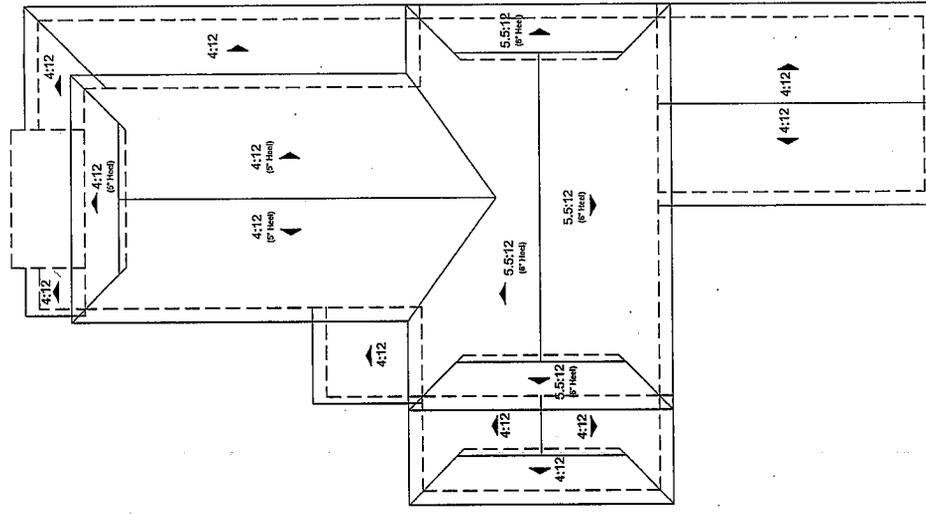
RIGHT

PLAN 1578
 Elevations

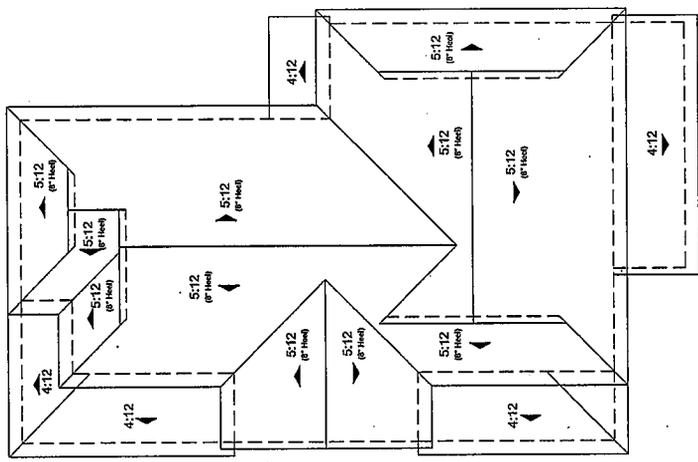
04.21.11



REDLANDS COVE
 1578 & 1580 REDLANDS PL.
 COSTA MESA, CA 92627



PLAN 1580



PLAN 1578

ROOF PLANS



04.21.11



REDLANDS COVE
 1578 & 1580 REDLANDS PL.
 COSTA MESA, CA 92627

CRAIG GAMBILL ARCHITECT
 1578 & 1580 REDLANDS PL.
 COSTA MESA, CA 92627
 OWNER: © CRESPIEN, UNLIMITED

Dwelling Units: 2-Z
 Parking total: 4/unit
 (2 covered, 2 open)

Lot Coverage:
 Lot Area: 7,432 SF
 Building : 1,276 SF (1578)
 Building : 1,479 SF (1580)
 Driveway: 983 SF
 %: 50.3%

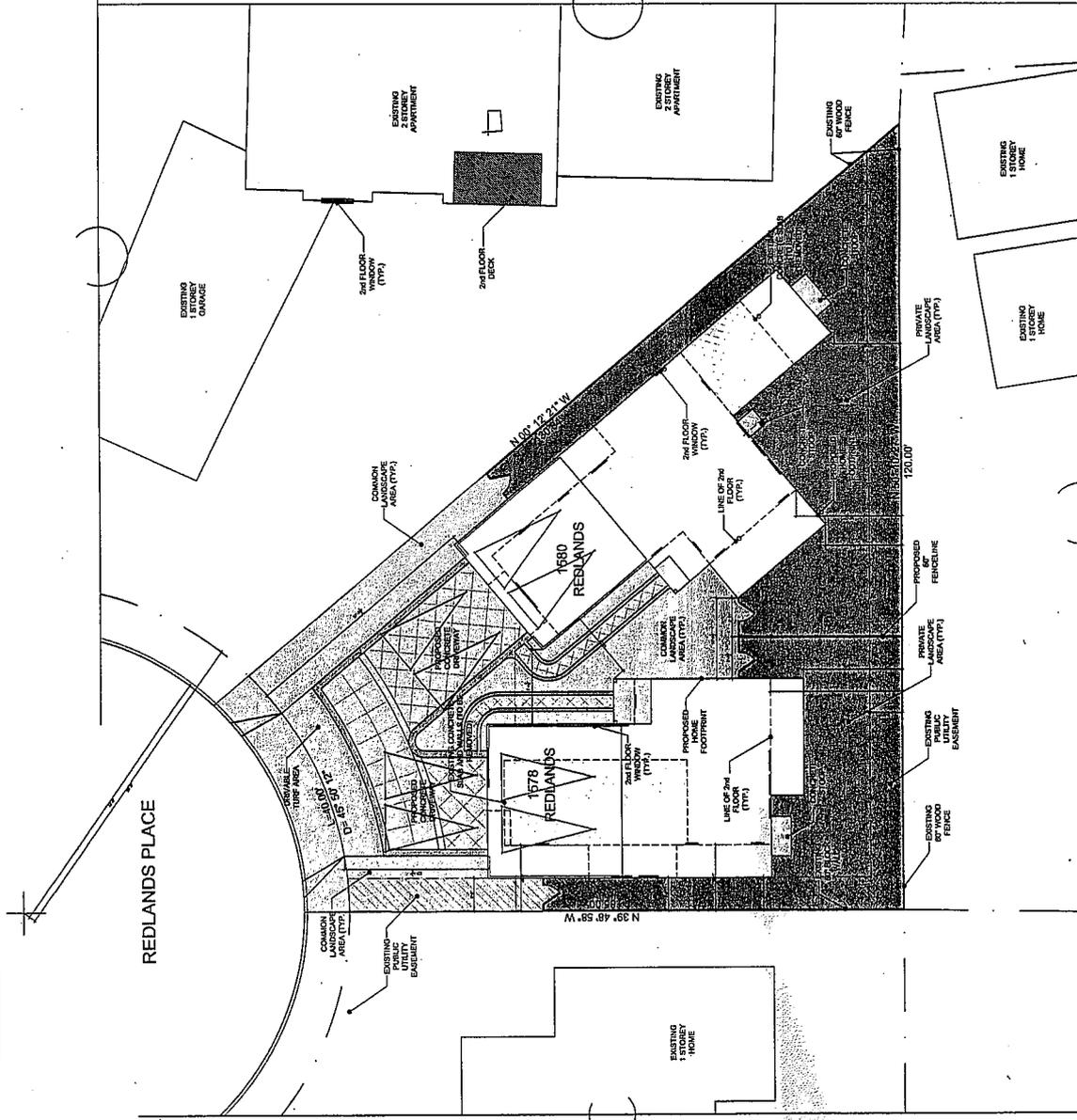
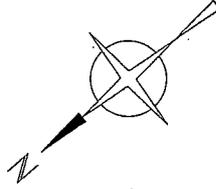
Rear Yard Coverage:
 Rear Area: 2,232 SF
 Building : 268 SF
 %: 12%

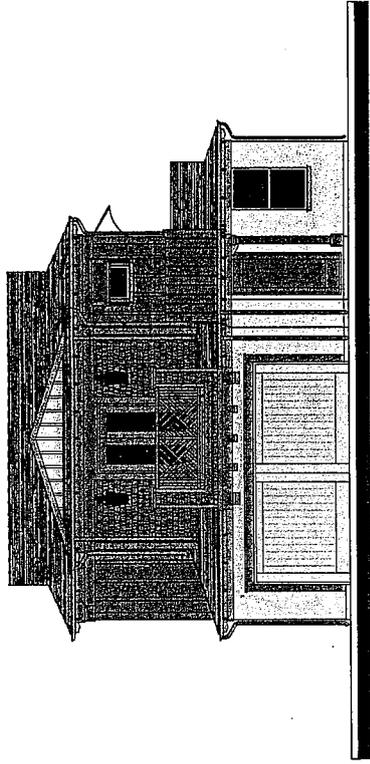
04.21.11



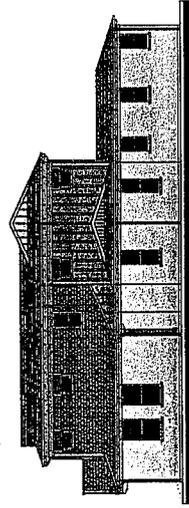
Site Plan
REDLANDS COVE
 1578 & 1580 REDLANDS PL.
 COSTA MESA, CA 92627

26

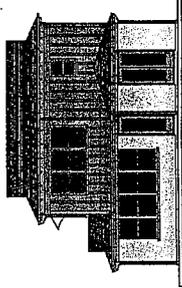




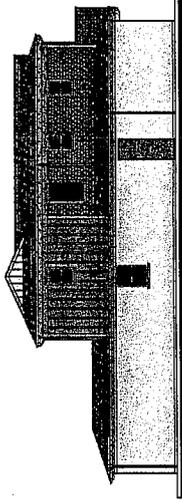
FRONT



RIGHT



REAR



LEFT

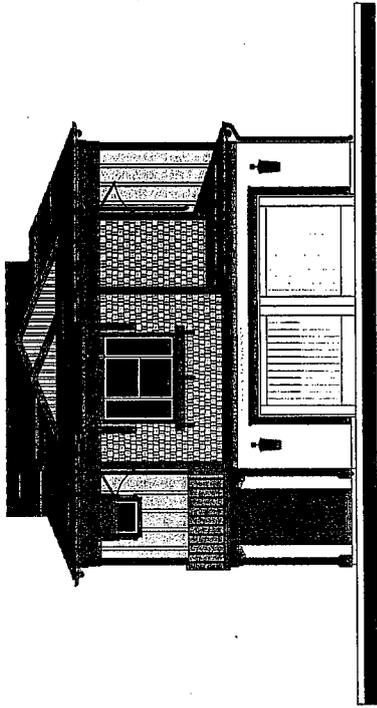
PLAN 1580
Elevations

04.21.11

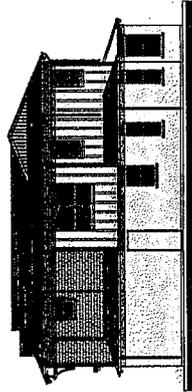


REDLANDS COVE
1578 & 1580 REDLANDS PL.
COSTA MESA, CA 92627

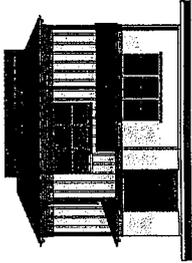
THE INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 04-21-11 BY 60322/UC/STP/STP



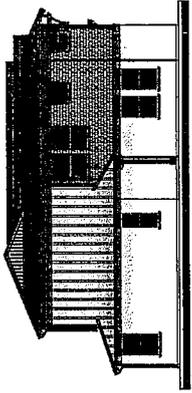
FRONT



RIGHT



REAR



LEFT

PLAN 1578

Elevations

REDLANDS COVE
1578 & 1580 REDLANDS PL.
COSTA MESA, CA 92627

04.21.11



CRAG GAMBILL
ARCHITECT
3150 COSTA MESA BLVD.
COSTA MESA, CA 92626
PHONE: 714.440.0000
WWW.CRAIGGAMBILL.COM