



PLANNING COMMISSION

AGENDA REPORT

VII. 2

MEETING DATE: DECEMBER 12, 2011

ITEM NUMBER:

SUBJECT: TIME EXTENSION FOR PLANNING APPLICATION PA-10-07: DESIGN REVIEW FOR FIVE TWO-STORY DETACHED CONDOMINIUM UNITS AT 449 HAMILTON STREET

DATE: DECEMBER 1, 2011

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER
(714) 754-5136 WENDY.SHIH@COSTAMESACA.GOV

DESCRIPTION

The property owner is requesting a time extension for a design review approved on November 8, 2010 to construct a detached, two-story, five-unit residential common interest development (condominiums) including:

1. Variance for driveway parkway landscape (10 feet combined width with 5 feet minimum on house side required; 8 feet combined width with 4 feet on house side proposed);
2. Minor modification for second floor rear setback (20 feet required; 16 feet proposed); and
3. Deviation from the Residential Design Guidelines for average second story side setback (10-foot average recommended; 9-foot average proposed).

APPLICANT

Kim-Leiloni Nguyen is the authorized agent for property owner, Peter Nguyen.

RECOMMENDATION

Approve a time extension to August 22, 2013, to coincide with the tract map expiration, by adoption of Planning Commission resolution, subject to conditions.

BACKGROUND

Project Site

The property is located near the southeast corner of Harbor Boulevard and Hamilton Street. The property is zoned R2-MD (Multiple Family Residential – Medium Density) and has a General Plan land use designation of Medium Density Residential. The property was developed with seven legal, nonconforming apartments in 1923. The buildings were demolished in 2007 and the lot is currently vacant. The property is surrounded by an automotive dealership (Theodore Robins Ford) to the west and south, a one-story single-family residence to the east, and an auto sales/repair facility and apartments across Hamilton Street to the north.

Previous Entitlements

On November 8, 2010, Planning Commission approved Planning Application PA-10-07 for a design review to construct a detached, two-story, five-unit residential common interest development (condominiums).

On August 22, 2011, the Commission approved Tentative Tract Map T-17417 to facilitate the subdivision for condominiums.

The Planning staff report and meeting minutes for the planning application and map can be viewed on the City's website at the link below:

<http://www.costamesaca.gov/CMCalendar.htm>

The plans for the condominium project are attached for reference.

Time Extension Request for Planning Application PA-10-07

Approval of Planning Application PA-10-07 was valid for one year unless building permits are obtained and construction commences. However, while construction plans were submitted and the project is in the plan check process, the applicant was not able to obtain building permits prior to the expiration of the application on November 8, 2011. Therefore, the applicant requests a time extension for the project approval.

Pursuant to the Subdivision Map Act, the map approval is valid until August 22, 2013.

The Zoning Code allows the final review authority (Planning Commission for this project) to extend a planning application for successive periods of one year upon showing of good cause by the applicant. However, to apply development flexibility during these current economic times, Planning Commission has been authorizing time extensions for planning applications to coincide with the expiration date of the tentative

tract map. This eliminates the need for the applicant to seek a time extension every year.

ANALYSIS

Staff recommends approval of a time extension to August 22, 2013, for the following reasons:

- *The Commission's previously-adopted approval findings are still applicable to the project.*

The Commission determined that the overall design and site layout of the project would create a harmonious relationship between on- and off-site uses. The Commission determined that special circumstances applicable to the property exist to justify approval of the variance from driveway parkway landscape requirement. Specifically, the unique size and location of the parcel provides a development opportunity for single-family detached structures and ownership housing which warranted approval of the landscape parkway variance.

The minor encroachment for a 12-foot wide enclosed staircase was considered a minor projection that creates definition along the rear building elevation and enhances the architecture without impacting the commercial property to the rear.

The project also meets the purpose and intent of the Residential Design Guidelines. The applicable Residential Development Standards and Residential Design Guidelines have not changed since the Commission approved the project in 2010. While the proposal includes a minor departure from the recommended second story side setback (10-foot average recommended; 9-foot average proposed), the Commission determined that the structures are compatible with the existing developments in the area and would not appear out of place or obtrusive since they incorporate variation in depth of floor plans, rooflines, multiple building planes and offsets to provide architectural interest and visual relief from off-site. Therefore, the proposed development would not negatively impact the surrounding properties or aesthetics of the neighborhood.

- *The applicant has shown good cause for needing the time extension.*

Due to the economic conditions, the applicant was unable to obtain building permits and begin construction prior to the expiration of the application. The plan check process for construction drawings has started and the final map is in progress, however, additional time is requested to obtain building permits. Staff recommends a time extension to August 22, 2013 to coincide with the map, to allow additional time for the applicant to obtain building permits and to begin construction of the project.

- Approval of the time extension will allow development of the vacant property.

The proposed project satisfies all applicable Code requirements and the intent of the Residential Design Guidelines. Approval of the project will allow development of the vacant lot and provide additional home ownership opportunities in the City.

ALTERNATIVES

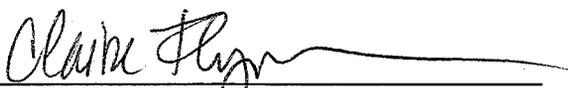
The Planning Commission may consider the following alternatives:

1. Approve time extension to coincide with the map expiration. This would allow additional time for the applicant to obtain permits for the construction of the project as proposed to August 22, 2013.
2. Deny the application. If Commission denies the time extension, the planning application expires and the project may not be constructed as proposed. The tentative tract map approval would still be valid through August 22, 2013, but there would be no accompanying design review application.

CONCLUSION

Approval of the time extension would allow the applicant additional time to obtain building permits so the previously approved project can be constructed. Staff recommends approval of the time extension given that applicable Code sections and Residential Design Guidelines have not changed since the original approval and that the Commission's previously-adopted approval findings are still applicable to the project.


WENDY SHIH
Associate Planner


CLAIRE FLYNN, AICP
Acting Assistant Development Svs. Director

- Attachments: 1. Draft Planning Commission Resolutions
2. Applicant Letter
3. Location Map
4. Plans

Distribution: Assistant Chief Executive Officer
Interim Development Services Director
Deputy City Attorney
City Engineer
Transportation Svs. Mgr.
Fire Protection Analyst
Staff (4)
File (2)

Peter and Kim-Leiloni Nguyen
332 12th St.
Seal Beach, CA 90740

PA-10-07TE (PC 12-12-11).doc

11/29/11

09:30

RESOLUTION NO. PC-11-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING A TIME EXTENSION FOR PLANNING APPLICATION PA-10-07

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

WHEREAS, an application was filed by Kim-Leiloni Nguyen, representing the property owner, Peter Nguyen, with respect to the real property located at 449 Hamilton Street, requesting approval of a time extension for a design review to construct a five-unit, two-story residential common interest development (condominiums), in the R2-MD zone;

WHEREAS, on November 8, 2010, Planning Commission approved PA-10-07 by adoption of Resolution No. PC-10-40, of which is attached hereto as Exhibit "1";

WHEREAS, on August 22, 2011, the Commission approved Tentative Tract Map T-17417 to facilitate the subdivision for condominiums. The map is valid until August 22, 2013.

WHEREAS, a time extension request for PA-10-07 was filed by the applicant;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on December 12, 2011, to consider the time extension request;

WHEREAS, the time extension does not change the previously-adopted findings and conditions of approval for Planning Application PA-10-07, as specified in Exhibits "A" and "B" respectively, of Resolution No. PC-10-40. These findings and conditions of approval are still applicable to the proposed project.

BE IT RESOLVED that, based on the evidence in the record, the Planning Commission hereby **APPROVES** a retroactive extension of time for Planning Application PA-10-07 to **August 22, 2013, to coincide with the expiration date of the map,** with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-10-07. This action is also based on the evidence in the record and findings and subject to the applicant's compliance with each and all of the conditions as specified in Resolution No. PC-10-40.

PASSED AND ADOPTED this 12th day of December 2011.

COLIN MCCARTHY
Chair, Costa Mesa Planning Commission

RESOLUTION NO. PC-10-40

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-10-07 TO CONSTRUCT FIVE, TWO-STORY DETACHED CONDOMINIUMS

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

WHEREAS, an application was filed by Kim-Leiloni Nguyen, authorized agent for property owner Peter Nguyen, with respect to the real property located at 449 Hamilton Street in the R2-MD zone, requesting approval of a design review to construct five, two-story detached condominium units with the following:

1. Variance for driveway parkway landscape (10 feet combined width with 5 feet minimum on house side required; 8 feet combined width with 4 feet on house side proposed);
2. Minor modification for second floor rear setback (20 feet required; 16 feet proposed);
3. Deviation from the Residential Design Guidelines for average second story side setback (10-foot average recommended; 9-foot average proposed); and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on November 8, 2010, with all persons provided an opportunity to speak for and against the proposed project.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-10-07 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-10-07 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B", as well as with compliance of all applicable federal, State, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material

change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 8th day of November 2010.



James Righheimer, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS (approval)

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
- a. The proposed development and use is compatible and harmonious with uses both on site as well as those on surrounding properties.
 - b. Safety and compatibility of the design of the building and other site features, including functional aspects of the site development, have been considered.
 - c. The project is consistent with the General Plan designation of Medium Density Residential. Under this designation five dwelling units are allowed on the subject property and two dwelling units are proposed. Approval of the condominiums will also satisfy General Plan Goal LU-1A.4 that encourages additional home ownership opportunities in the City.
 - d. The planning application is for a project-specific case and does not establish a precedent for future development.
 - e. The cumulative effect of all the planning applications has been considered.
- B. The information presented substantially complies with section 13-29(g)(6) of the Costa Mesa Municipal Code in that the 4-foot encroachment into the required 20-foot second floor rear building setback for a staircase 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 improvement is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity. This includes the appearance and scale of the structure and any other features relative to a compatible and attractive development.
- C. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (g)(1) because:
- a. Special circumstances applicable to the property exist to justify approval of the variance from driveway parkway landscape requirement. Specifically, the R2-MD zone property bridges two different zones: C1 (Local Business District) to the south/west and the R2-MD zone to the east. This location lacks a transitional zone with lower intensity, neighborhood serving uses such as an AP (Administrative Professional) or CL (Commercial Limited) zone. The parcel abuts the Theodore Robins Ford dealership, is bounded by commercial lots on two sides, and faces an auto repair business across the street to the north. It is appropriate to consider the commercial context to justify approval of the variance request. To ensure harmonious relationship between on- and off-site uses, the residential project is designed with main living space and parking oriented towards the interior of the lot. Because additional driveway width is required adjacent to parking spaces for sufficient turning movements, the driveway parkway landscape will be reduced by one-foot on each side of the house.

- b. The deviation granted is subject to conditions as will assure that the deviation authorized shall not constitute a grant of a special privilege inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated. The project will incorporate drivable turf block adjacent to the parking spaces to soften the appearance of the expanded driveway area and to offset the reduced driveway parkway landscape. A condition is also included requiring 20 feet of decorative paving at the driveway entrance to break up the paved surface visible from the street.
 - c. The driveway parkway landscape does not have a bearing on changing the use, density, or intensity of the project. Therefore, the granting of the deviation will not permit a project which is inconsistent with the General Plan designation for the property. Staff believes that this variance could be justified due to the unique size and location of the parcel.
 - d. With respect to the unique property size, this property is twice the size and width of other neighboring R2-MD zoned parcels along the north and south sides of Hamilton Street. The residential properties in this immediate area are characterized by apartment complexes and multi-family attached structures. In contrast to the surrounding properties, staff believes that the unique size of the subject parcel provides a development opportunity for single-family detached structures and ownership housing which would warrant approval of the landscape parkway variance
- D. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(14) in that the proposed development is substantially compatible and harmonious with existing and/or anticipated development on surrounding properties. This includes site planning, landscaping, appearances, scale of structures, location of windows, and any other applicable features relative to a compatible and attractive development. Specifically, the project is consistent with the City's General Plan, Zoning Code, and the intent of the City's Residential Design Guidelines. The area consists of a mix of single and two-story residences to the east and abuts commercial properties on two sides and across the street to the north. The homes are designed with the majority of the windows and main living areas oriented towards the interior of the property so as to minimize views into the commercial properties to the north, west, and south. The second floor windows are also placed so as to minimize privacy impacts and direct views into windows on the adjacent residential property to the east. The proposed structures are compatible with the existing developments in the area and would not appear out of place or obtrusive since they incorporate variation in depth of floor plans, rooflines, multiple building planes and offsets to provide architectural interest and visual relief from off-site.
- E. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures, and has been found to be exempt from CEQA under Section 15332 for In-Fill Development Projects.
- F. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

- G. The rear building of this development is at an excessive distance from the street, but the plan does not lend itself to fire apparatus access or placement of an on-site fire hydrant. Problems associated with the depth of buildings on 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 approved address of individual units (A through E) shall be blueprinted on the site plan and on all floor plans in the working drawings as part of the plan check submittal package.
 2. The developer shall provide turf block or "grasscrete" treatment as shown on the conceptual site plan and a minimum 20 feet of decorative paving at the driveway entrance to provide visual relief for the project from the street. Final design and materials shall be subject to approval by the Planning Division.
 3. The landscape setback area from Hamilton Avenue 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 than 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.
 4. Permanent masonry wall(s) shall be maintained or constructed along the side and rear property lines of the development lot. The height of the walls abutting the commercial properties to the south and west shall be 8 feet. The walls shall have a finished quality on both sides. 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.
 5. Prior to issuance of building permits, applicant shall contact the US 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.
 6. Code requires a minimum of 20 parking spaces (10 garage spaces and 10 open spaces). Given that 21 spaces are 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.
 7. The subject property's ultimate finished grade level may not be filled/raised in excess of 30" above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable onsite 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 continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing

pattern of drainage on abutting properties.

8. To avoid an alley-like appearance, the driveway shall be developed without a center swale. Design shall be approved by the Planning Division.
9. The site plan submitted with initial working drawings shall contain a notation specifying the project is a five-unit, common interest (condominium) development.
10. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
11. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). Ground-mounted equipment shall not be located in any landscaped setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning staff.
12. Homeowners Association CC&Rs shall include a provision that requires garages to be used for resident parking only. Storage may be permitted in the garage if it does not diminish the required parking space in the garage.
13. Applicant shall provide proof of establishment of a homeowner's association prior to release of any utilities.
14. The conditions of approval, code requirements, and special district requirements of Planning Application PA-10-07 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
15. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the release of utilities. This inspection is to confirm that the conditions of approval and Code requirements have been satisfied.
16. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, additional second story windows, 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 design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
17. 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.
18. Approval of a subdivision map for condominium purposes shall be required for this project. The subdivision map shall be recorded prior to issuance of building permits for the proposed development. At the time of tentative map approval by the Planning Commission, applicant may request that the expiration date of the design review application

coincide with the expiration date of the tentative map approval.

19. The applicant shall install a vehicle barrier in the form of steel-reinforced fence posts or bollards (or other similar device as deemed acceptable by the Development Services Director) in front of all of the open parking spaces.
20. The front porch of each residence shall include a decorative guard rail with reinforced posts.
21. Prospective buyers shall receive written notice of the existing commercial neighbor (i.e. Theodore Robins Ford). The buyer's notice shall indicate that the site is located abutting a commercial use and is also in close proximity to auto repair shops. Therefore, residents may experience additional noise levels compared to a typical residential neighborhood due to operation of these various types of businesses.
22. 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.

Eng.

October 11, 2011

Kim-Leiloni T. Nguyen
Peter T. Nguyen
332 12th Street
Seal Beach, CA 90740
562-307-2234
loni10@yahoo.com

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

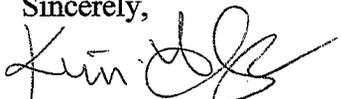
Dear Planning Commission:

We, Kim-Leiloni T. Nguyen and Peter T. Nguyen, the owners of a vacant lot at 449 Hamilton Street, are requesting a one-year time extension of approval of PA-10-07, a small new residential development: **Hamilton Haven**. Here is a summary of this project:

Address:	449 Hamilton Street
Type:	5 units total, all detached, 2-story condominiums
Total floor area:	approximately 2,100 sq. ft. per unit (identical lay-out)
# of bedroom:	4 per unit
# of bathroom:	3 per unit
# of covered parking:	2 attached garage spaces per unit
# of open parking:	8 spaces for residences and 3 spaces for guests
Common areas:	driveway, parkways, and open parking spaces
Private areas:	fenced yard for each unit, see site plan

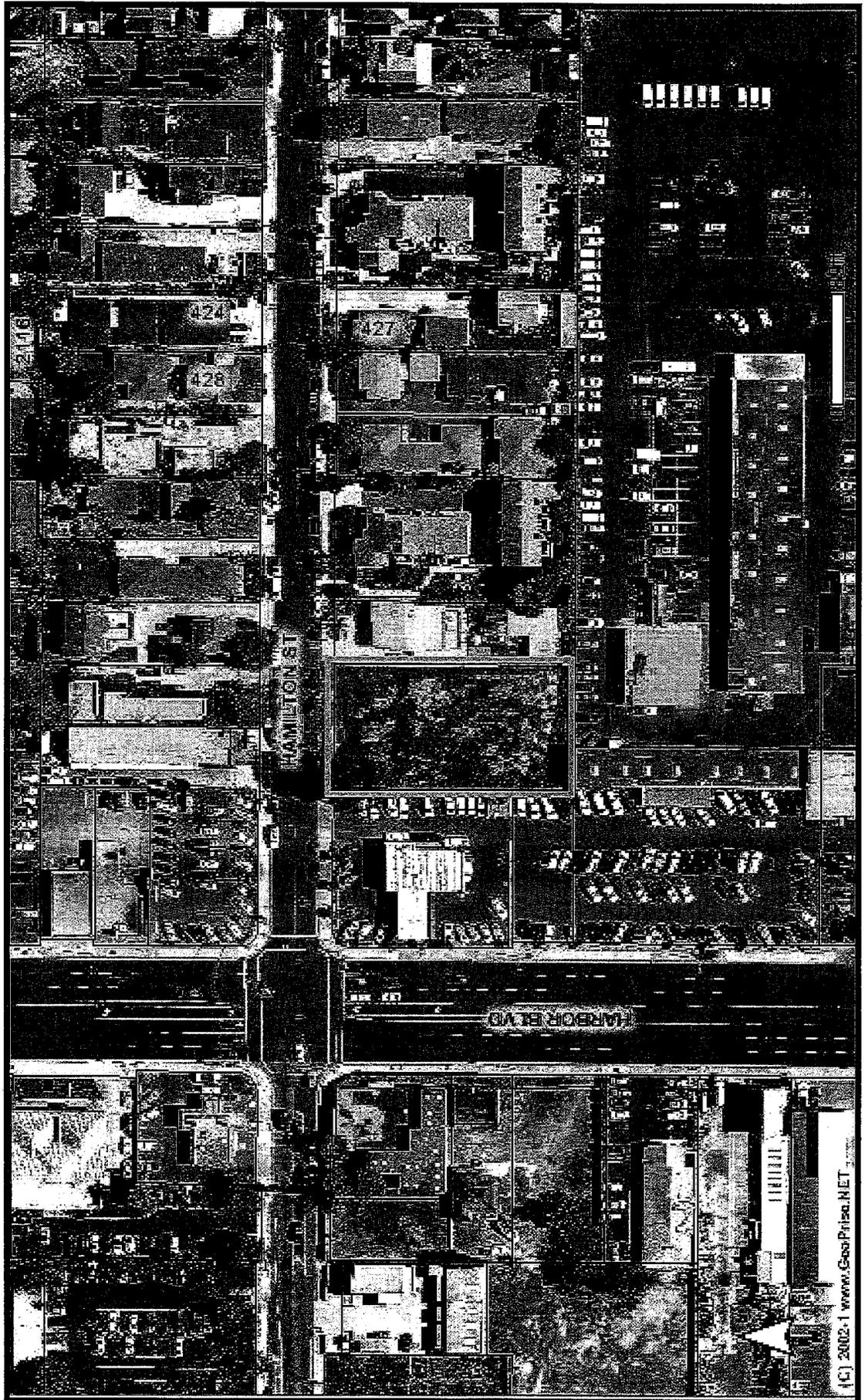
We have received planning approval for the tentative tract map (T-17417) and are working on the final map to record with the Assessor Office. We will not be able to complete this by November 2011 and thus, are requesting a one-year extension. Should you have any question, please contact Kim-Leiloni Nguyen at the above phone number or address. We thank you for reviewing our application and look forward to proceeding with this project in the near future.

Sincerely,


Kim-Leiloni T. Nguyen
Owner


Peter T. Nguyen
Owner

449 HAMILTON STREET



SCOPE OF WORK:

1. NEW 5 UNIT CONDOMINIUM DEVELOPMENT.

LEGAL DESCRIPTION:

OWNER: PETER T. NGUYEN
KIM LEILONI T. NGUYEN
PROPERTY ADDRESS: 449 HAMILTON STREET
COSTA MESA, CA 92627
ASSESSOR PARCEL NUMBER: 419-101-05
LOT NUMBER: 10
LOT SIZE: 19,343 SQ. FT.

BUILDING DATA:

1ST FLOOR LIVING AREA: 736 SQ. FT.
1ST FLOOR PORCH AREA: 23 SQ. FT.
1ST FLOOR GARAGE: 427 SQ. FT.
2ND LIVING FLOOR AREA: 923 SQ. FT.
TOTAL FLOOR AREA: 2,109 SQ. FT.
TOTAL 1ST FLOOR LIVING AREA: 1,163 SQ. FT.
TOTAL 2ND FLOOR LIVING AREA: 923 SQ. FT.
2ND TO 1ST FLOOR COVERAGE: 79.4%

TOTAL LOT LIVING AREA: 5 X 1,163 SQ. FT. = 5,815 SQ. FT.
TOTAL LOT COVERAGE: 30.1%
TOTAL COVERED PARKING: 2 SPACES / UNIT = 10 SPACES
TOTAL OPEN PARKING: 8 SPACES (#1, 2, 4, 5, 7, 8, 10, 11)
TOTAL GUEST PARKING: 3 SPACES (#3, 6, 9)
TOTAL PARKING PROVIDED: 21 SPACES

TOTAL OPEN PARKING AREA: 1,015 SQ. FT. = 9.4%
TOTAL PAVED DRIVEWAY AREA: 3,346 SQ. FT. = 17.3%
TOTAL OPEN SPACE: 7,983 SQ. FT. = 41.2%
TOTAL TURF BLOCK AREA: 384 SQ. FT. = 2.0%

OCCUPANCY GROUP: R-2/MD
TYPE OF CONSTRUCTION: V-B



11752 GARDEN GROVE BLVD., #114
GARDEN GROVE, CA 92843
T. 714-489-1216
VU@TMO.BLACKBERRY.NET

REVISION DATE

OWNERSHIP OF DOCUMENTS, PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF NHA TOI WHETHER THE PROJECT FOR WHICH THEY WERE CREATED IS EXECUTED OR NOT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES FOR REFERENCE IN CONNECTION WITH THE OWNERS USE OR OCCUPANCY. THE PLANS AND SPECIFICATIONS ARE FOR THE CONSTRUCTION AT THE SITE REFERENCED HEREON. THE PLANS AND SPECIFICATIONS SHALL NOT BE USED BY THE OWNER OR OTHERS, ON ANY OTHER PROJECT OR FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND APPROPRIATE COMPENSATION TO NHA TOI.

CONSULTANT:

STAMP:

I HEREBY CERTIFY THAT THE ENGINEERING ON THESE PLANS HAS BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLIES WITH THE RULES, REGULATIONS AND ORDINANCES OF THE STATE OF CALIFORNIA RELATING TO STRUCTURES AND BUILDINGS.

PROJECT TITLE:

HAMILTON HAVEN

OWNER/PROPERTY ADDRESS:

PETER T NGUYEN
KIM LEILONI T NGUYEN
449 HAMILTON STREET
COSTA MESA, CA 92627

APPROVED BY OWNER:

DATE: PROJECT NUMBER: 449

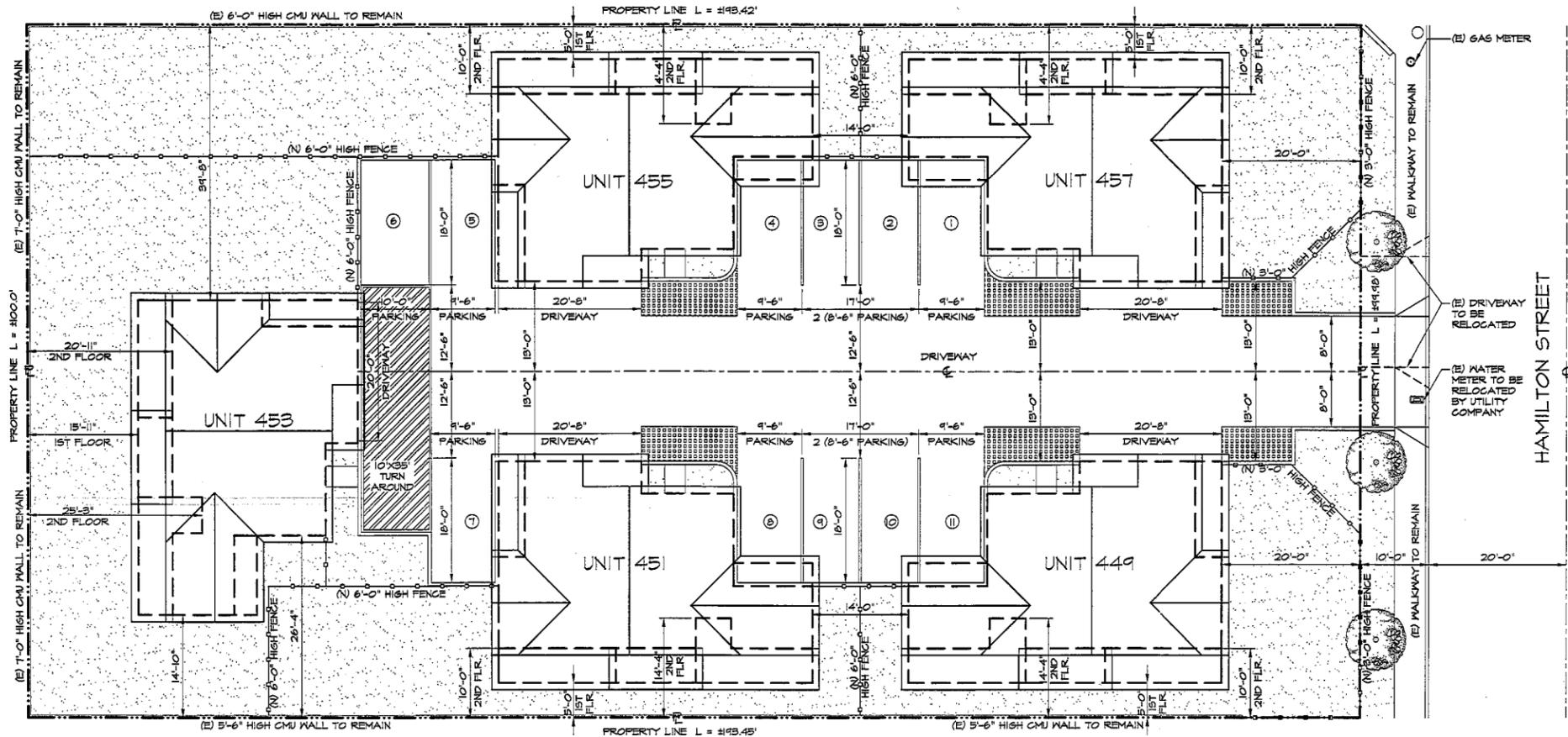
DATE: 09/01/10

TITLE:

PROPOSED SITE PLAN

SHEET NUMBER:

A-1.0



PROPOSED SITE PLAN

SCALE: 1" = 10'-0" A



11752 GARDEN GROVE BLVD., #114
GARDEN GROVE, CA 92843
T. 714-489-1216
VU@TMO.BLACKBERRY.NET

REVISION DATE

OWNERSHIP OF DOCUMENTS, PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF NHA TOI WHETHER THE PROJECT FOR WHICH THEY WERE CREATED IS EXECUTED OR NOT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES FOR REFERENCE IN CONNECTION WITH THE OWNERS USE OR OCCUPANCY. THE PLANS AND SPECIFICATIONS ARE FOR THE CONSTRUCTION AT THE SITE REFERENCED HEREON. THE PLANS AND SPECIFICATIONS SHALL NOT BE USED BY THE OWNER OR OTHERS ON ANY OTHER PROJECT OR FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND APPROPRIATE COMPENSATION TO NHA TOI.

CONSULTANT:

STAMP:

I HEREBY CERTIFY THAT THE ENGINEERING ON THESE PLANS HAS BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLIES WITH THE RULES, REGULATIONS AND ORDINANCES OF THE STATE OF CALIFORNIA RELATING TO STRUCTURES AND BUILDINGS.

PROJECT TITLE:

HAMILTON HAVEN

OWNER/PROPERTY ADDRESS:

PETER T NGUYEN
KIM LEILONI T NGUYEN
449 HAMILTON STREET
COSTA MESA, CA 92627

APPROVED BY OWNER:

DATE:

PROJECT NUMBER: 449

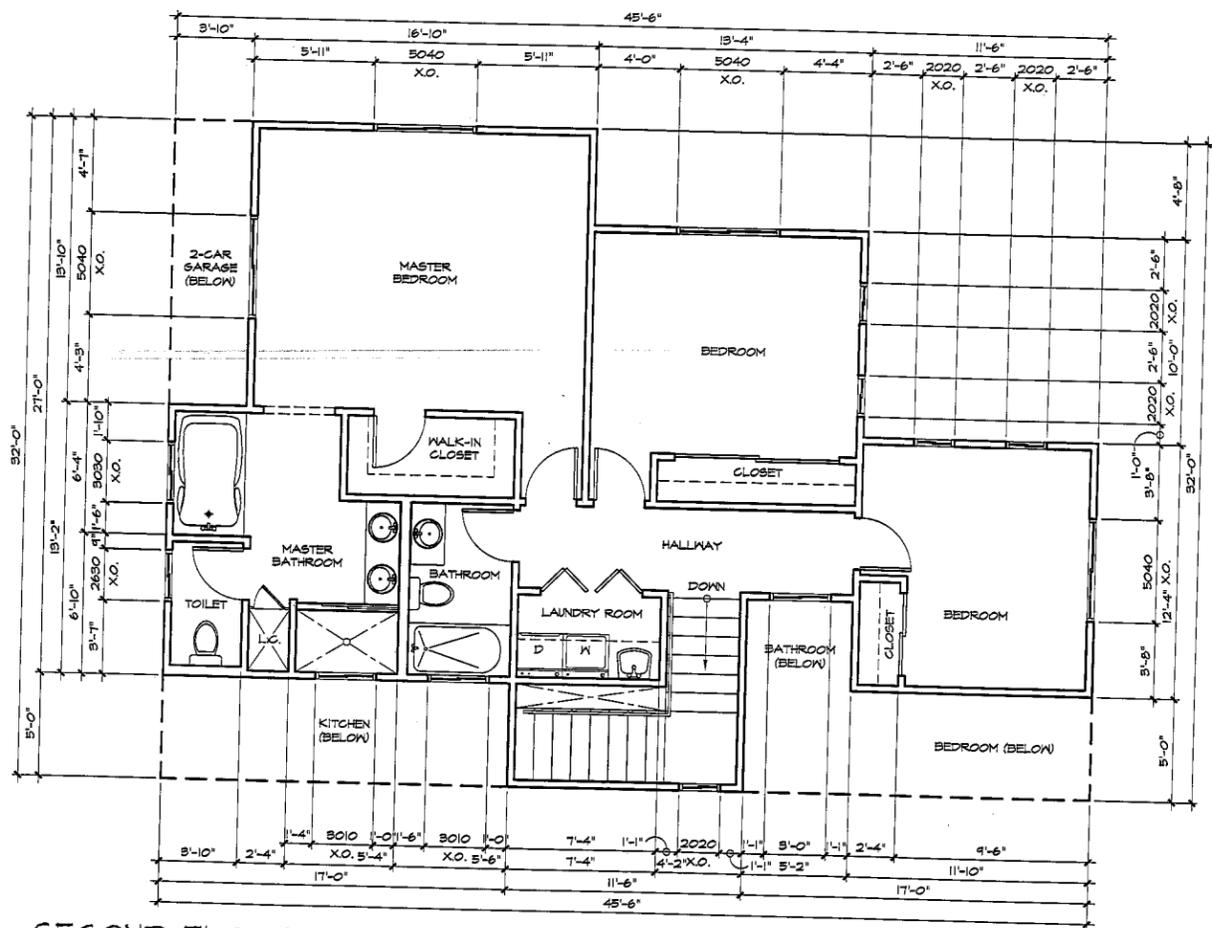
DATE: 09/01/10

TITLE:

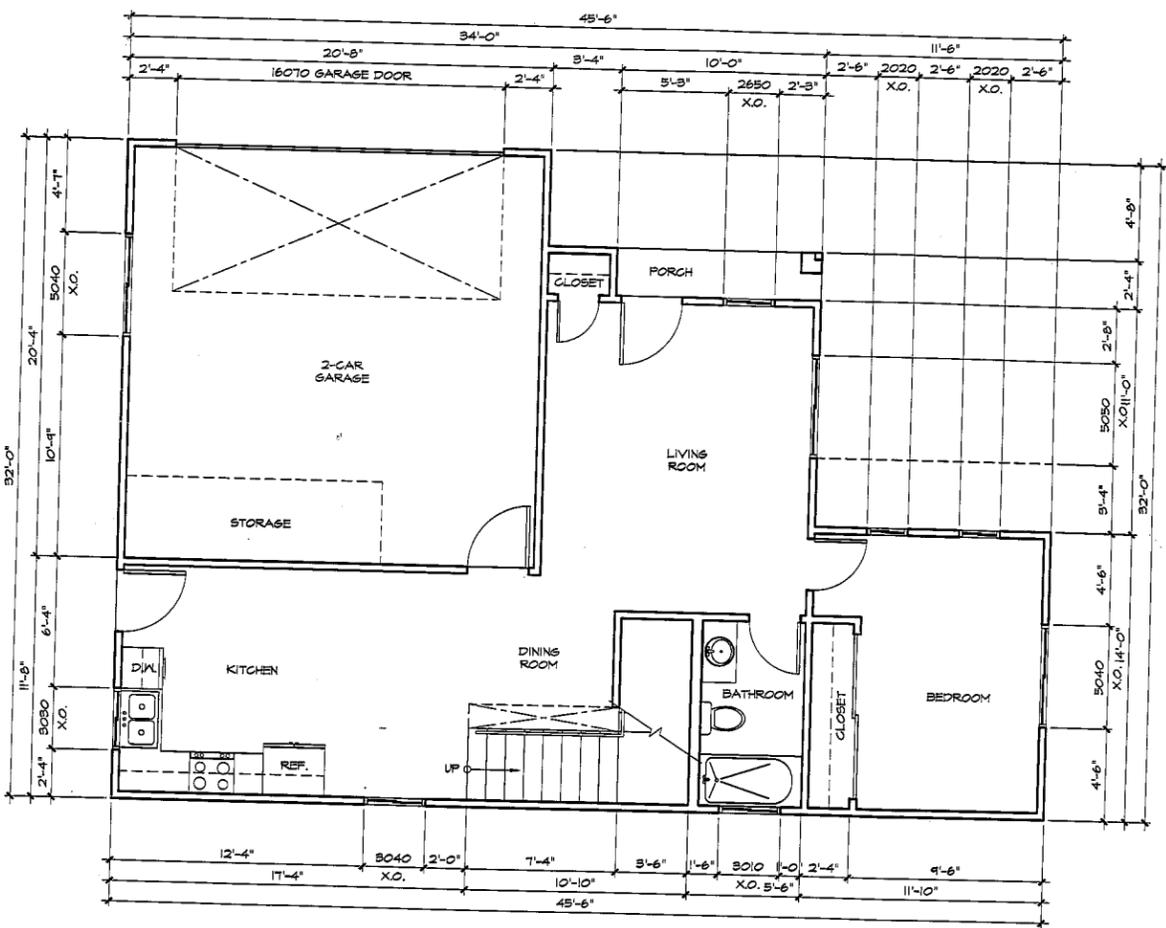
PROPOSED FLOOR PLANS

SHEET NUMBER:

A-2.0



SECOND FLOOR PLAN



FIRST FLOOR PLAN





11752 GARDEN GROVE BLVD., #114
 GARDEN GROVE, CA 92843
 T. 714-489-1216
 VU@TMO.BLACKBERRY.NET

REVISION DATE

OWNERSHIP OF DOCUMENTS, PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF HÀ TÔI WHETHER THE PROJECT FOR WHICH THEY WERE CREATED IS EXECUTED OR NOT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES FOR REFERENCE IN CONNECTION WITH THE OWNERS USE OR OCCUPANCY. THE PLANS AND SPECIFICATIONS ARE FOR THE CONSTRUCTION AT THE SITE REFERENCED HEREON. THE PLANS AND SPECIFICATIONS SHALL NOT BE USED BY THE OWNER OR OTHERS, ON ANY OTHER PROJECT OR FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND APPROPRIATE COMPENSATION TO HÀ TÔI.

CONSULTANT:

STAMP:

I HEREBY CERTIFY THAT THE ENGINEERING ON THESE PLANS HAS BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLIES WITH THE RULES, REGULATIONS AND ORDINANCES OF THE STATE OF CALIFORNIA RELATING TO STRUCTURES AND BUILDINGS.

PROJECT TITLE:

HAMILTON HAVEN

OWNER/PROPERTY ADDRESS:

PETER T NGUYEN
 KIM LEILONI T NGUYEN
 449 HAMILTON STREET
 COSTA MESA, CA 92627

APPROVED BY OWNER:

DATE:

PROJECT NUMBER: 449

DATE: 09/01/10

TITLE:

PROPOSED ELEVATIONS

SHEET NUMBER:

A-3.0



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION