



PLANNING COMMISSION

AGENDA REPORT

VII. 3

MEETING DATE: DECEMBER 12, 2011

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-11- 14 AND PARCEL MAP PM-11-120 FOR SUBDIVISION AND DEVELOPMENT OF ONE PARCEL INTO TWO PARCELS FOR DEVELOPMENT OF SINGLE FAMILY DETACHED UNITS AT 2201 SANTA ANA AVE. AND 2203 SANTA ANA AVE.

DATE: NOVEMBER 28, 2011

FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, AIA, SENIOR PLANNER
(714) 754-5610 (MINOO.ASHABI@costamesaca.gov)

DESCRIPTION

This item was continued from the November 14, 2011 Planning Commission meeting. The project design has been revised to remove the second dwelling unit above the garage on the corner lot at 2201 Santa Ana. The proposed project involves the following:

- 1) **Parcel Map PM-11-120:** Subdivision of a 0.325-acre parcel into two separate parcels for single family residential development including:
 - Variance from minimum lot width standards (60 feet required for the corner lot, 50 feet proposed);
- 2) **Planning Application PA-11-14:** Development of two single-family residences:
 - a) Single-story residence and a detached three-car garage at 2201 Santa Ana Avenue:
 - Minor modification from minimum front yard setback (20 feet required, 16 feet proposed); and,
 - Minor modification from minimum side yard setback (5 feet required, 4 feet proposed).
 - b) Two-story residence and a detached three-car garage at 2203 Santa Ana Avenue:
 - Deviation from Residential Design Guidelines for the 80 percent first floor to second floor ratio related to the second unit (80 percent recommended, 100 percent proposed); and,
 - Deviation from Residential Design Guidelines for second floor side yard setback (10 feet recommended, 5 feet proposed).

APPLICANT

David Hendryx is the authorized agent for SCEL Properties LLC, the property owner.

RECOMMENDATION

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

PLANNING APPLICATION SUMMARY

Location: 2201 and 2203 Santa Ana Ave. Application: PA-11-14, PM-11-120

Request: Planning Application and Parcel Map for subdivision of one parcel for development of two single family detached units

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	<u>R1</u>	North:	<u>Single family residential</u>
General Plan:	<u>LDR</u>	South:	<u>Single family residential</u>
Lot Dimensions:	<u>50' x 135' and 55' x 135'</u>	East:	<u>Single family residential</u>
Lot Area:	<u>6,750 SF and 7,425 SF</u>	West:	<u>Single family residential</u>
Existing Development:	<u>Single family and detached garage</u>		

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width (Development Lot)	50 FT- interior lot 60 FT – corner lot	55 FT (2203 Santa Ana Ave.) 50 FT (2201 Santa Ana Ave.) (1)
Lot Area (Development Lot)	6,000 SF	6,767 SF and 7,408 SF
Density:		
Zone	6,000 SF	Parcel 1 – 6,767 SF Parcel 2 – 7,408 SF
General Plan	8 du/acre	5 du/acre
Building Coverage (Development Lot):		
Buildings	NA	2,684 SF (2201 Santa Ana Ave.) 3,216 SF (2203 Santa Ana Ave.)
Paving	NA	322 SF (2201 Santa Ana Ave.) 1,600 SF (2203 Santa Ana Ave.)
Open Space (Total Site)	(40%)	(53.2% 2201 Santa Ana Ave.) (45.9% 2203 Santa Ana Ave.)
TOTAL		(100%)
Building Height:	2 Stories/27 FT	2 Stories/25'9" max. FT
Chimney Height	29 FT	NA
First Floor Area	NA	2,016 SF (2201 Santa Ana Ave.) 1,296 SF (2203 Santa Ana Ave.)
Second Floor Area	NA	0 SF (2201 Santa Ana Ave.) 1,252 (2203 Santa Ana Ave.)
2nd Floor % of 1st Floor (2)	80%	100% including porch (2)
Distance Between Buildings	10 FT	15 FT and 41 FT
Setbacks (Building)		
Front	20 FT	16 FT (2201 Santa Ana Ave.) (3) 20 FT (2203 Santa Ana Ave.)
Side (left/right)	5 FT (1 Sty) 10 FT Avg. (2 Sty)	4 feet/10 feet (2201 Santa Ana) (3) 5 feet/14 feet (2203 Santa Ana) (2)
Rear	10 FT (1 Story) 20 FT (2 Story)	10 FT (1 story)
Parking:		
Covered	2 Spaces each	3 Spaces each
Open	2 Spaces each	3 Spaces -2201 Santa Ana Ave. 1 space – 2203 Santa Ana Ave.
TOTAL	8 Spaces	10 Spaces
Min. Driveway Width:	10 FT	10 FT (2301 Santa Ana Ave.)
NA = Not Applicable or No Requirement.		
(1) Variance from lot width		
(2) Deviation from Residential Design Guidelines requested (see staff report discussion).		
(3) 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 rectangular lot (0.325-acre) located at the northwest corner of Santa Ana Ave. and 22nd Street (Attachment 3). The site contained a 1,450 square foot single family residence and detached garage that was recently demolished. The site is bounded on the north and west with single family residences. The property is zoned R1 and has a General Plan Designation of Low Density Residential, which allows a maximum of one unit on each of the proposed parcels.

This project is the first of many parcels recently acquired by SCEL Properties LLC (RSI), a manufactured home developer. Unlike typical builders, the houses start with a 3-D Building Information Modeling system (BIM). The entire house is mapped out in detail, and all the parts such as wall panels, roof trusses and floor systems are factory made. The components are then delivered to the property site for assembly. A typical home is assembled in about two weeks. The homes can be built on a slab or raised foundation.

On November 14, 2011, the Planning Commission held a public hearing and continued the project to December 12, 2011. During public testimony, the neighbor to the north of the site (2215 Santa Ana Ave.) spoke in opposition of the proposed two story building next to his house because most the homes in the area were single story. He questioned why the developer had not considered placing the two-story home at the corner so there would not be any direct impact on his privacy. In addition, he expressed concerns about particulate dust and noise during the demolition process.

ANALYSIS

Project Description

The proposed project is described in detail on page 1. The proposal involves the subdivision of an R1 lot into two parcels and the construction of a pre-manufactured, single-family residence on each parcel. The corner lot at 2201 Santa Ana Avenue will contain a 2,016 square foot, single-story residence (3 bedrooms, 2 bathrooms) with a three-car garage. The other property at 2203 Santa Ana Avenue will contain a 2,548 square foot, two-story residence (4 bedrooms, 3 bathrooms) with a three-car garage.

The original proposal included a second unit for the corner lot above the three-car garage at 10 feet from the rear property line. The applicant has removed the second unit and revised the plans to include only a single story three-car garage at the rear. The proposed single story meets the rear setback requirements and no variance from this requirement is requested.

By eliminating the [originally proposed] second unit at 2201 Santa Ana Avenue, a variance from the rear setback requirement was also eliminated. Thus, the currently proposed project on this corner lot is generally compliant with the Zoning Code, excluding some minor modifications.

The previous staff report can be accessed at the City's website at <http://www.ci.costa-mesa.ca.us/CMCalendar.htm>.

Parcel Map PM-11-120

The applicant proposes a parcel map to divide the property into two parcels that will allow the units to be sold separately. The map is consistent with City codes and the State Subdivision Map Act, with the following exception:

Variance from Minimum Lot Width - (60-foot width required for corner lot, 50-foot width proposed)

The proposed project is subdivision of a larger parcel into two parcels (6,767 SF and 7,408 SF) that meet the minimum lot size requirements of the R1 zoning but not the minimum lot width requirement. The parcels are proposed 50-foot wide for the corner lot (Parcel 1) and 55-foot wide for the interior lot (Parcel 2). The interior parcel exceeds the minimum lot width and the corner parcel is short 10 feet.

This configuration is desired by the applicant since it accommodates a rear detached garage for the interior parcel and a three-car garage facing 22nd Street for the corner parcel. Staff believes that approval of a variance from the minimum lot width requirement is justified for the following reasons:

- Special circumstances related to the unique size of the property would justify approval of the variance. Parcels on the east side of Santa Ana Ave. north of the property include two 55-foot wide parcels and one 60-foot parcel at the corner. The project site is an oversized parcel unique to that block (Attachment 3).
- The deviation from the minimum lot width requirement shall be subject to conditions. A condition requires that any deviation from the City's side setback requirements for future residential development be considered through a discretionary review process, including a public notice, by the Planning Commission.
- The use, density, and intensity of the newly-created lots would be consistent with the General Plan. The newly-created parcels would strictly be developed under the requirements of the Low Density Residential land use designation and R1 zone.
- The configuration of the structures on the parcels and the minimum side yard setbacks are not jeopardized because of the reduced lot width and the parcels exceed minimum lot size. The existing parcel is over 14,000 square feet in area, which allows for subdivision of the parcel into two parcels in R1 zone. Given that the existing parcel is narrow and long with a depth of 165 feet and proposed parcels are exceeding the minimum lot size requirement (6,750 and 7,425 square feet proposed), the requested variance from the lot width standard can be supported.

The proposed configuration provides the minimum 10-foot side setback for the corner lot and a 14-foot and 5-foot setbacks on the sides of the interior lot. The parcels will maintain their long depths same as other parcels in the area that would allow for adequate separation between structures and maintaining a low density character. In addition, as indicated by the applicant, these manufactured structures are predesigned to certain specification that doesn't allow for site-specific flexibility. While the manufacturing process keeps the cost low and significantly reduces construction time, they are not flexible in customizing the foot print of the structure to fit the lot size.

- The intent of the Code related to scale and character of existing residential neighborhood would be still met with the approval of the variance. The requested variance will not result in structural masses that are not compatible with similar structures in the neighborhood and the R1 zone. The predominant residential structure at the corner is single-story. One of the proposed homes is single story and both homes are proposed with single story detached garages that will maintain the low density character of the neighborhood. The residential parcels are designed with more than 45 percent open space (40 percent required) and adequate landscaping that will enhance the street view on Santa Ana Avenue and 22nd Street.

Planning Application PA-11- 14

2201 Santa Ana Avenue

Minor Modification

Staff believes approval of a minor modification for the front and the side yard setback set back porch are justified since:

- The reduction of the front set back is related to a front porch and only the first floor of the residence. The 20-foot front setback requirement is measured from the face of the porch columns (16 feet proposed). The porch is six feet deep and the living space for the first and second floor will be located 22 feet from the property line. The reduced setback is applicable to only about half of the front façade that includes the projection of the front porch. Condition No. 5 and 6 requires enhanced building materials for the front porch (wrought iron railing), decorative driveway finish and façade improvements for the garage (wainscot matching main building).
- The reduction of the side yard setback of the corner property is related to the interior side yard and adjacent to the neighbor's driveway. With the proposed configuration adequate setback between structures will be maintained since the residential structures are 18 feet apart and separated by landscaping and driveway. In addition, the aggregate of side yard setbacks is 14 feet (15 feet required), only one foot below the requirement.

2203 Santa Ana Avenue

Deviations from Residential Design Guidelines

The two-story residence proposed at 2203 Santa Ana Avenue complies with code requirements; however, deviations from the Residential Design Guidelines are requested. Staff believes that the proposed deviation from the Residential Design Guidelines related to first floor to second floor 80 percent ratio is justified for the two-story house since the residence is designed with a front porch.

Although the second story is proposed at a 100% ratio to the first story (80% recommended by the guidelines) the structure's mass will be off-set by the covered porch proposed at the front of the house. Condition No. 5 requires enhanced materials be installed for the front façade. In addition, the two-story residence is designed with a gable roof with the gable ends facing the front and rear and the sides sloping away from the neighboring properties, which reduces the overall height on the sides to approx. 19 feet at the 10-foot side setback.

There will be minimal privacy impacts, since there is only one loft window on the second floor facing the adjacent property.

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.

Update on Neighbor Concerns

A neighboring resident had complaints regarding the particulate dust generated during demolition and grading operations. This issue was forwarded to Building Division staff and the applicant has been notified of the dust/wetting requirement and the City's authorized construction hours. A condition was added that the developer provides a 24-hour construction hotline for neighbors to call to express concerns during construction. The hotline is required to be posted on-site.

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

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. In addition, this proposal is consistent with City policies for revitalizing older housing units and promoting new development.

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. The requested variance from minimum lot size is justified in that the proposed two parcels meet the minimum lot area requirement; the parcels will maintain their long depths same as other parcels in the area that would allow for adequate separation between structures and maintaining a low density character. The minor modifications related to the front and side yard setbacks are related to a front porch and a side abutting a driveway and not another residential structure. Given that four separate structures are proposed on the

site, staff believes that the variety and the massing of the structure will not be out of character with other low density development in the area.


MINOO ASHABI
Senior Planner


CLAIRE FLYNN, AICP
Acting Asst. Development Svs. Director

- Attachments:
1. Draft Planning Commission Resolutions and Exhibits
 2. Location Map
 3. Revised Plans

cc:

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

David Hendryx
RSI Land LLC
620 Newport Center Drive, 12th floor
Newport Beach, CA 92660

RESOLUTION NO. PC-11-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-11-14 AND PARCEL MAP PM-11-120**

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

WHEREAS, an application was filed by David Hendryx, authorized agent for
SCEL Properties LLC, owner of real property located at 2201 and 2203 Santa Ana Ave.,
for the following;

- Subdivision of the property into two separate lots for development of two single family residences. The parcel map includes a variance request from the minimum lot width requirement (60-foot width required, 50-foot width proposed);
- Planning Application for construction of two single family residences on two lots to be separated by a parcel map. The Planning Application includes the following;
 - a. Single-story residence and detached three-car garage at 2201 Santa Ana Avenue:
 - Minor modification from minimum front yard setback (20 feet required, 16 feet proposed); and,
 - Minor modification from minimum side yard setback (5 feet required, 4 feet proposed).
 - b. Two-story residence and a detached three-car garage at 2203 Santa Ana Ave.:
 - Deviation from Residential Design Guidelines for the 80 percent first floor to second floor ratio related to the second unit (80 percent recommended, 100 percent proposed); and,
 - Deviation from Residential Design Guidelines for second floor side yard setback (10 feet recommended, 5 feet proposed).

WHEREAS, on November 14, 2011, the Planning Commission held a public hearing and continued the project to December 12, 2011 meeting of the Planning Commission;

WHEREAS, on December 12, 2011, the Planning Commission held a public hearing 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-11-14 and Parcel Map PM-11-120.

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-11-14 and Parcel Map PM-11-120 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 12th day of December, 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 December 12, 2011 by the following votes:

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

Secretary, 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:
1. Because of special circumstances applicable to the property, the strict application of development standards deprives such property of privileges enjoyed by others in the vicinity. The project site is an oversized parcel, over 14,000 square feet in area, unique to that block with a depth of 165 feet. Subdivision of the parcel into two parcels is permitted in R1 zone. Parcels on the east side of Santa Ana Ave. north of the property include two 55-foot wide parcels and one 60-foot parcel at the corner. The proposed parcels will maintain the same depth and exceed the minimum lot size requirement (6,750 and 7,425 square feet proposed). The proposed configuration provides for a minimum 10-foot side setback for the corner lot and a 14-foot and 5-foot setback on the sides for the interior lot. The low density character of the parcel will be maintained with the single story structures at the corner parcel.
 2. As conditioned, deviation granted will assure that the deviation authorized shall not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and same zoning. The side yard setback and the street setbacks will be enhanced with trees and landscaping for privacy and adequate separation between structures and no windows are proposed facing the neighboring structure. In addition, the manufactured structures are predesigned to certain specification with no flexibility in customizing the footprint of the structure to fit the lot size.
 3. The granting of the deviation will maintain the single family residential density of the property and not allow a use, density, or intensity which is not in accordance with the general plan designation for the property. The newly-created parcels would strictly be developed under the requirements of the Low Density Residential land use designation and R1 zone. The development of the two parcels will maintain the current lot depth consistent with other parcels on the block and meet the minimum lot size and open space requirements of the R1 zoning district.

- C. 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 in that the single story and two-story variation on each parcel will make the development compatible with other structures in the neighborhood. 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 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, with the proposed configuration, the lot sizes and the open space exceed the minimum requirement. In addition, adequate setback between structures will be maintained since the new residential structures are 20 feet apart from each other and separated by landscaping and driveway.
- E. The subdivision of the property for development of two single family parcels residential condominiums is consistent with the City's General Plan and Zoning Code.
- F. 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.
- G. The subject property is physically suitable to accommodate Parcel Map PM-11-120 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.
- H. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- I. The subdivision 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.

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

- Plng. 1. The conditions of approval, code requirements, and special district requirements of PA-11-14 and PM-11-120 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
2. The approved address of each unit 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 proposed flagstone veneer shall be extended for the full height of the first floor for 2203 Santa Ana Ave (Parcel 2). Decorative wrought iron railing shall be installed at the front steps of the front porch for 2201 Santa Ana Ave. and matching wainscot with the main building at the garage facing 22nd street (Parcel 1). These architectural enhancements are subject to final approval of the Development Services Director.
6. The developer shall provide decorative hardscape for the driveway of Parcel 1 (2201 Santa Ana Ave.) to provide visual relief from the street. Final materials shall be subject to approval by the Planning Division.
7. 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.
8. A minimum 6-foot high decorative masonry wall (split-face, stucco finish, or other material approved by Planning) shall be installed around the perimeter of the development.
9. 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.
10. 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.
11. 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.
12. 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.
 13. The expiration of Planning Application PA-11-14 shall coincide with the expiration of Parcel Map PM-11-120; 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. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
 15. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
 16. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
 17. The landscape setback area visible from Santa Ana Avenue and 22nd Street shall be landscaped with trees and vegetation. The landscape plan shall be approved prior to issuance of building permits and shall contain five 24-inch box trees and one accent 36-inch box tree within the street setbacks and a minimum of one 36-inch box tree in the rear yard (2201 Santa Ana Ave.) to improve the interface with the adjacent parcel. The tree shall be of a species with a wide canopy and an overall height of greater than 25 feet at its maturity.
 18. The applicant shall provide a 24-hour construction hotline for neighbors to call to express concerns during construction. This hotline to be posted on-site.
 - 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. Per requirements of Real Property, City of Costa Mesa, Engineering Division, dedicate a diagonal corner cut-off at the corner of 22nd Street and Santa Ana Avenue.
 21. Comply with conditions for Parcel Map No. 2011-120.

RESOLUTION NO. PC-11-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA DENYING PLANNING APPLICATION
PA-11-14 AND PARCEL MAP PM-11-120**

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

WHEREAS, an application was filed by David Hendryx, authorized agent for SCEL Properties LLC, owner of real property located at 2201 and 2203 Santa Ana Ave., for the following:

- Subdivision of the property into two separate lots for development of two single family residences. The parcel map includes a variance request from the minimum lot width requirement (60-foot width required, 50-foot width proposed);
- A Planning Application for construction of two single family residences on two lots to be separated by a parcel map. The Planning Application includes the following:
 - a. Single-story residence and a detached three-car garage at 2201 Santa Ana Avenue:
 - Minor modification from minimum front yard setback (20 feet required, 16 feet proposed); and,
 - Minor modification from minimum side yard setback (5 feet required, 4 feet proposed).
 - b. Two-story residence and a detached three-car garage at 2203 Santa Ana Ave.:
 - Deviation from Residential Design Guidelines for the 80 percent first floor to second floor ratio related to the second unit (80 percent recommended, 100 percent proposed); and,
 - Deviation from Residential Design Guidelines for second floor side yard setback (10 feet recommended, 5 feet proposed).

WHEREAS, on November 14, 2011, the Planning Commission held a public hearing and continued the project to December 12, 2011 meeting of the Planning Commission;

WHEREAS, on December 12, 2011, the Planning Commission held a public hearing 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-11-14 and Parcel Map PM-11-120.

PASSED AND ADOPTED this 12th day of December, 2011.

COLIN MCCARTHY
Chair, 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-11-14 and Parcel Map PM-11-120. 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.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng. 1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
2. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
3. Development shall comply with all requirements of Section 13-32, Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects.
4. Proof of recordation of the parcel map shall be submitted prior to issuance of building permits.
5. All new on-site utility services shall be installed underground.
6. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
7. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
- Bldg. 8. Comply with the requirements of the 2010 California Building Code, 2010 California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards Code and 2010 California Energy Code (or the applicable adopted California Building Code, California Residential Code California Electrical Code, California Mechanical Code California Plumbing Code, California Green Building Standards and California Energy Code (at the time of plan submittal) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
9. Submit grading plans, and an erosion control plan for this project.
10. Submit a soils report for this project. Soils report recommendation shall be blueprinted on both the architectural and grading plans.
- Eng. 11. For demolition, grading, or building permits involving projects with a valuation of \$10,000 or more, the contractor shall use a City-permitted hauler(s) to haul any debris or solid waste from the job site (refer to Section 8-83(h), Regulations, of Title 8 of the Costa Mesa Municipal Code). Use of a City-permitted hauler for such projects is the responsibility of the designated contractor. Non-compliance is subject to

- an administrative penalty as follows: \$1,000 or 3% of the total project value, whichever is greater.
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. Pay 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. A Construction Access Permit and deposit of \$730 will be required by 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.
 14. 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.
 15. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk.
 16. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. 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. ADA compliance required for all new driveway approaches.
 17. Relocate street light in connection with the drive approach as required by the Public Services Department.
 18. Fulfill Drainage Ordinance Fee requirements prior to approval of Final Map.
 19. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Map.
 20. Submit Subdivision Application and comply with conditions of approval and code requirements.
 21. Two copies of the Final Map and one copy of the Property Boundary closure calculations shall be submitted to the City of Costa Mesa Engineering Division for checking.
 22. Submit updated Title Report of subject property.
 23. The Parcel Map shall be developed in full compliance of CCMC Sec. 13-208 through 13-261 inclusive.
 24. Submit seven copies, one duplicate mylar and an electronic copy of recorded map or signed plan to Engineering Division, City of Costa Mesa, prior to occupancy.
 25. In accordance with C.C.M.M.C. Section 13-230, the Subdivider shall submit street improvement plans and/or off-site plans at the time of first submittal of the Final Tract Map. Plan check fee shall be paid per

C.C.M.M.C. Section 13-231.

- 26. Prior to recordation of a final map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor and shall submit to the City Engineer and the County Surveyor a digital-graphic file of said map in a manner described in Subarticle 11/12, Sections 7-9-330/7-9-337 of the Orange County Subdivision Code.
- 27. Survey Monuments shall be preserved and referenced or set pursuant to Section 8771 of the Professional Land Surveyors Act and Business and Professional code.
- 28. Submit cash deposit or surety bond to guarantee monumentation prior to approval of the map. Amount to be determined by City Engineer.
- Fire 29. Dwellings will require the installation of a residential fire sprinkler system.
- 30. Provide smoke detectors.
- Trans. 31. Construct residential driveway approach at the location specified on the submitted site plan.
- 32. Provide drive approach dimensions on site plan including width and "X" dimensions. The "X" dimension of the proposed drive approach shall be located a minimum of 2 feet from the property line and existing street light.
- 33. Show the existing street light location on site plan.
- 34. Show required open parking spaces on site plan with dimensions.

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

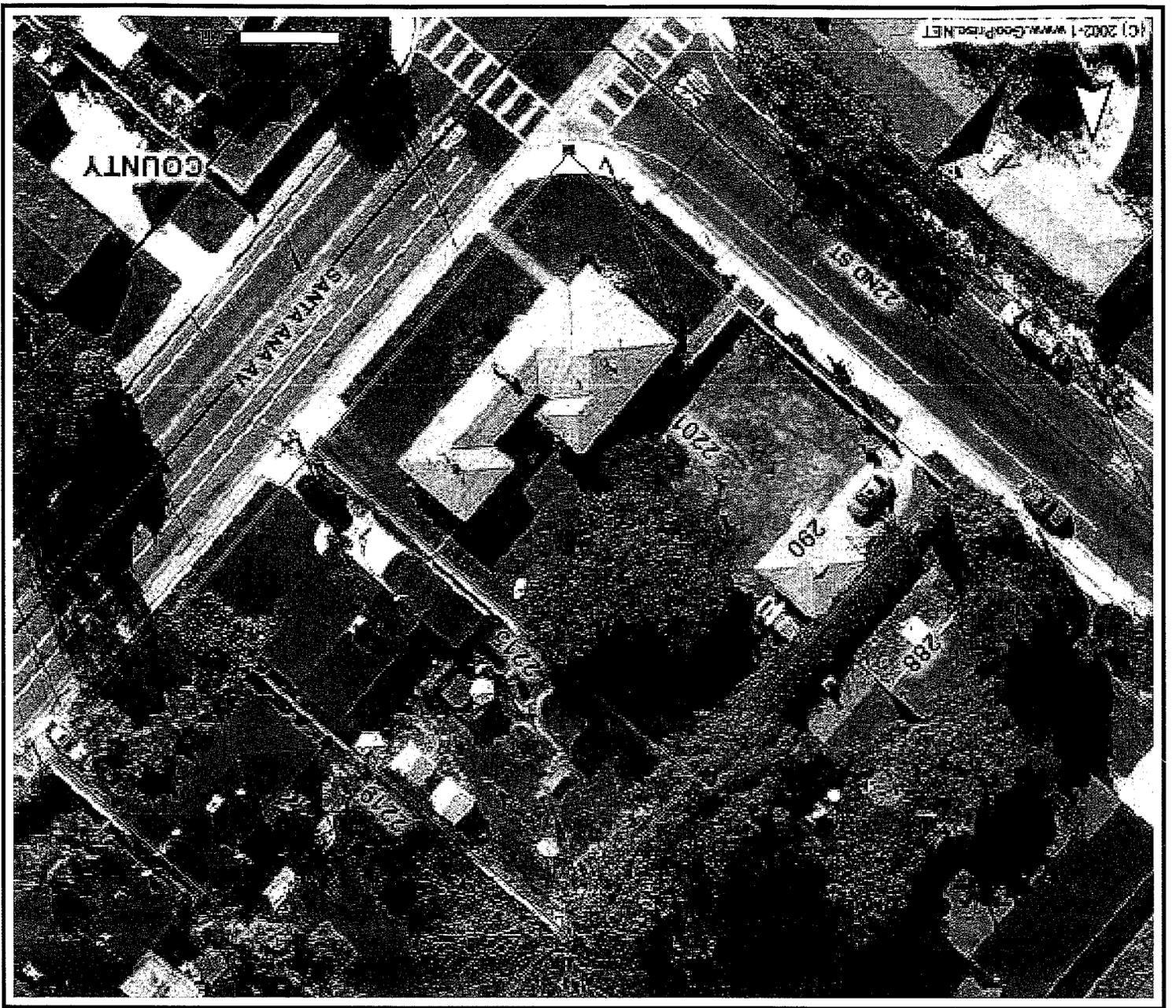
- Sani 1. It is recommended that the developer contact the Costa Mesa Sanitary District at (949) 645-8400 to obtain Sanitary District requirements.
- AQMD 2. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by the district.
- School 3. Pay applicable Newport Mesa Unified School District fees to the Building Division prior is issuance of building permits.
- State 4. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation.



Overview Map

Legend

Address Large	Address Points	Freeway	Roads	Collector	Freeway (cont)	Major	Newport Blvd	Primary	(cont)



Map Display

EXISTING EASEMENTS
 PER TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 3700822, DATED FEBRUARY 1, 2011

SYMBOL ON PLAN	DESCRIPTION
(A)	AN EASEMENT FOR SIDEWALK AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF COSTA MESA PER INSTRUMENT NO. 2009000327516

TENTATIVE PARCEL MAP 2011-120

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE
 STATE OF CALIFORNIA



VICINITY MAP
 NTS

OWNER/SUBDIVIDER

SCEL

620 NEWPORT CENTER DRIVE, 12TH FLOOR
 NEWPORT BEACH, CA 92660
 CONTACT: DAVID HENDRYX, VP INFILL DEVELOPMENT
 PHONE: 949.270.3620

PLANS PREPARED BY:



ADAMS • STREETER
CIVIL ENGINEERS, INC.
 15 Corporate Park, Irvine, CA 92606
 P:949-474-2330 Fax:949-474-0251

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 294 OF NEWPORT HEIGHTS, AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 83 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR PARCEL NUMBER

APN: 426-081-11

BENCHMARK

O.C.S. BENCHMARK CM-17-70; FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-17-70", SET IN THE SOUTHEASTERLY CORNER OF A 4 FT. BY 9 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF SANTA ANA AVENUE AND 23RD STREET, 58 FT. SOUTHWESTERLY OF THE CENTERLINE OF SANTA ANA AVENUE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

2005 ELEVATION - 74.564 FEET NAVD88

BASIS OF BEARINGS

THE BASIS OF BEARING TAKEN AS N50°00'30"W AS SHOWN ON SANTA ANA AVENUE ON THE PARCEL MAP, RECORDED IN MISCELLANEOUS MAP BOOK 52, PAGE 45 RECORDS OF ORANGE COUNTY, CALIFORNIA.

PROJECT ADDRESS

2201 SANTA ANA AVENUE, COSTA MESA, CALIFORNIA 92627

REVISIONS:

REVISION	DESCRIPTION	DATE
1	REVISION TO PARCEL 1'S GARAGE FOOT PRINT.	11.16.11

THIS MAP WAS PREPARED UNDER THE SUPERVISION OF:



NICHOLAS A. STREETER
 RCE 70862 EXP. 06/30/13 DATE

PLAN PREPARATION DATE

NOVEMBER 16, 2011

J.N. 11-1828

CITY OF COSTA MESA

**TENTATIVE PARCEL
 MAP NO. 2011-120**

**SHEET
 1
 OF
 1**

AREA

NET AREA: 0.325 AC
 CORNER DEDICATION: 0.001 AC
 STREET DEDICATION: 0.186 AC
 GROSS AREA: 0.511 AC

GENERAL NOTES

- EXISTING ZONING: R1
- PROPOSED ZONING: R1
- PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
- AREA IS NOT SUBJECT TO OVERFLOW OR FLOOD HAZARD; ZONE "X", FIRM MAP 06059C0289J, DECEMBER 3, 2009

PARCEL SUMMARY

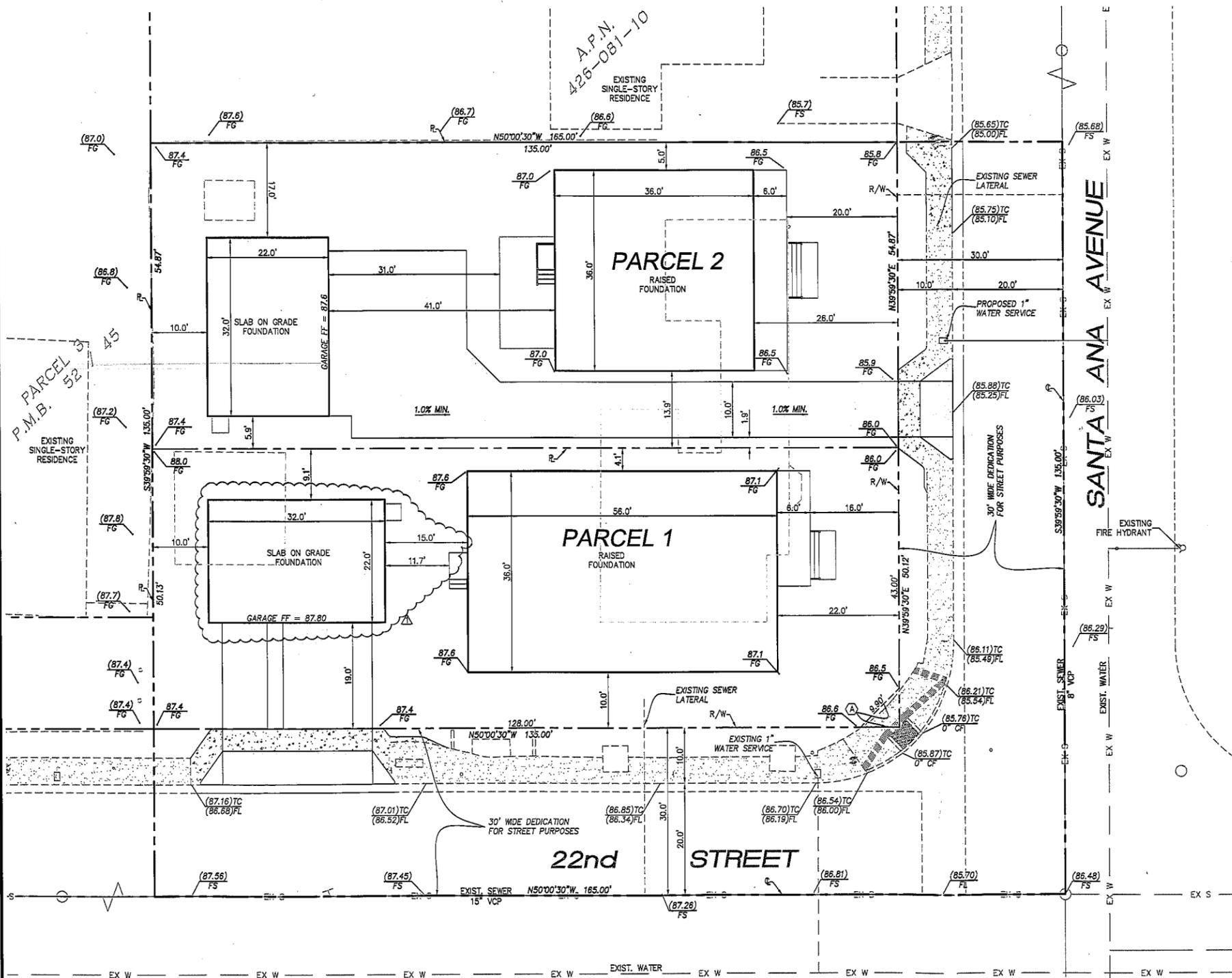
PARCEL	PARCEL AREA (ACRES)	DESCRIPTION
1	0.154	2-STORY BUILDING & DETACHED 3-CAR GARAGE
2	0.170	2-STORY BUILDING & DETACHED 3-CAR GARAGE

ABBREVIATION

- EX. EXISTING
- FL. FLOW LINE
- FG. FINISH GRADE
- FS. FINISH SURFACE
- FF. FINISH FLOOR
- GB. GRADE BREAK
- MAX. MAXIMUM
- MIN. MINIMUM
- PI. POINT OF INTERSECTION
- P/L. PROPERTY LINE
- S. SEWER
- SD. STORM DRAIN
- ST. STREET
- R/W. RECYCLED WATER
- R/W. RIGHT OF WAY
- TC. TOP OF CURB
- W. WATER

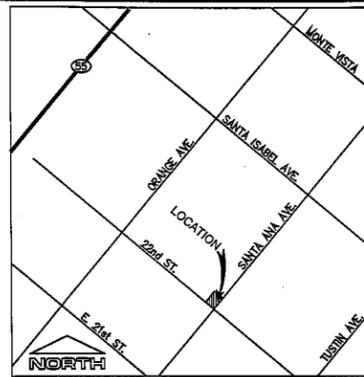
LEGEND

- CENTER LINE
- EXISTING BOUNDARY
- EXISTING RIGHT-OF-WAY
- PROPOSED P/L
- EXISTING CURB AND GUTTER
- EX S. EXISTING SEWER LINE
- EX W. EXISTING WATER LINE
- EXISTING MANHOLE
- EXISTING POWER POLES
- EXISTING WATER METER

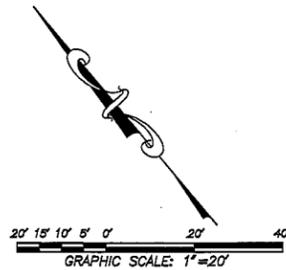


SITE PLAN

FOR
TENTATIVE PARCEL NO. 2011-120
IN THE
CITY OF COSTA MESA, COUNTY OF ORANGE



VICINITY MAP
NTS

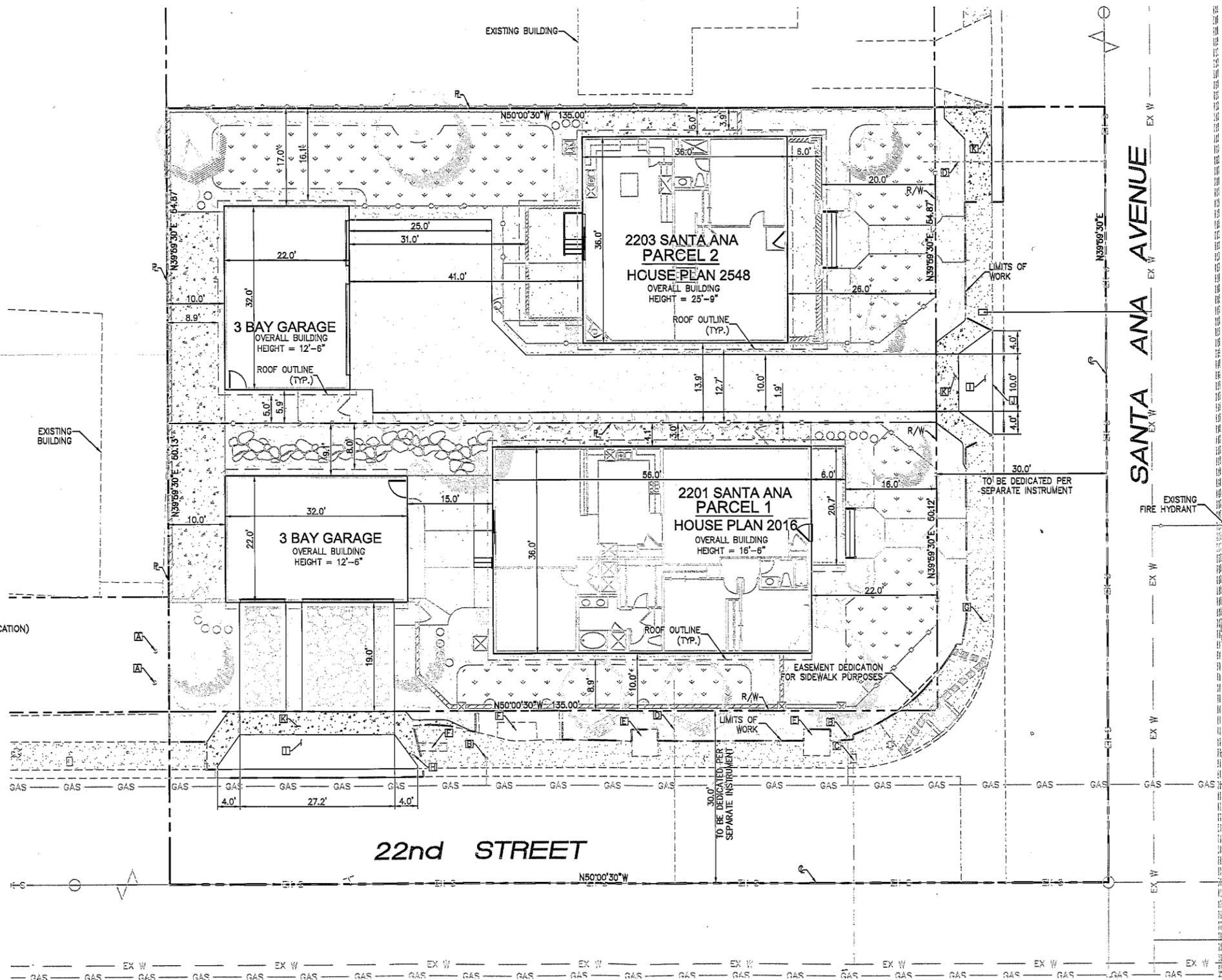


DISPOSITION NOTES

- Ⓐ- EXISTING TREES; PROTECT IN PLACE.
- Ⓒ- EXISTING GAS VALVE; PROTECT IN PLACE.
- Ⓓ- EXISTING WATER METER; PROTECT IN PLACE.
- Ⓔ- EXISTING SEWER LATERAL; PROTECT IN PLACE.
- Ⓕ- EXISTING UNDERGROUND VAULT; PROTECT IN PLACE.
- Ⓖ- EXISTING ABOVE GROUND UTILITY; PROTECT IN PLACE.
- Ⓗ- EXISTING STREET SIGN; PROTECT IN PLACE.
- Ⓙ- EXISTING STREET SIGN TO BE RELOCATED.
- Ⓚ- PROPOSED DRIVEWAY
- Ⓛ- PROPOSED CURB AND GUTTER
- Ⓜ- PROPOSED SIDEWALK

LEGEND

- LIMITS OF WORK
- CENTER LINE
- EXISTING P/L
- EXISTING CURB AND GUTTER
- EX S --- EXISTING SEWER LINE
- EX W --- EXISTING WATER LINE
- GAS --- EXISTING GAS LINE (ASSUMED LOCATION)
- EXISTING POWER POLES
- EXISTING WATER METER
- --- PROPOSED WATER METER



LOT COVERAGES

PARCEL 1		
RESIDENCE:	2,016 SQ. FT.	29.9%
GARAGE:	704 SQ. FT.	10.4%
PORCH:	124 SQ. FT.	1.8%
DRIVEWAY:	322 SQ. FT.	4.8%
OPEN SPACE:	3,601 SQ. FT.	53.2%
TOTAL:	6,767 SQ. FT.	100%

PARCEL 2		
RESIDENCE:	1,296 SQ. FT.	17.5%
GARAGE:	704 SQ. FT.	9.5%
PORCH:	416 SQ. FT.	5.6%
DRIVEWAY:	1,600 SQ. FT.	21.5%
OPEN SPACE:	3,392 SQ. FT.	45.9%
TOTAL:	7408 SQ. FT.	100%

PROJECT DESCRIPTION

PARCEL 1	
PROJECT:	ONE 1-STORY SINGLE FAMILY RESIDENCE AND ONE DETACHED GARAGE
TOTAL LIVING AREA:	2,016 SQ. FT.
GARAGE (UNCONDITIONED SPACE):	668 SQ. FT.

PARCEL 2	
PROJECT:	ONE 2-STORY SINGLE FAMILY RESIDENCE AND ONE DETACHED GARAGE.
TOTAL LIVING AREA:	2,548 SQ. FT.
MAIN FLOOR:	1,296 SQ. FT.
UPPER FLOOR:	1,252 SQ. FT.
GARAGE (UNCONDITIONED SPACE):	668 SQ. FT.

PROJECT ADDRESS

2201 SANTA ANA AVENUE
COSTA MESA, CA

BASIS OF BEARINGS

THE BASIS OF BEARING TAKEN AS N50°00'30"W AS SHOWN ON SANTA ANA AVENUE ON THE PARCEL MAP, RECORDED IN MISCELLANEOUS MAP BOOK 52, PAGE 45 RECORDS OF ORANGE COUNTY, CALIFORNIA.

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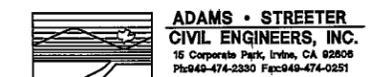
ASSESSOR PARCEL NUMBER

APN: 426-081-11

OWNER/DEVELOPER

SCEL PROPERTIES LLC
620 NEWPORT CENTER DRIVE, 12TH FLOOR
NEWPORT BEACH, CA 92660
949.270.3620

ENGINEER

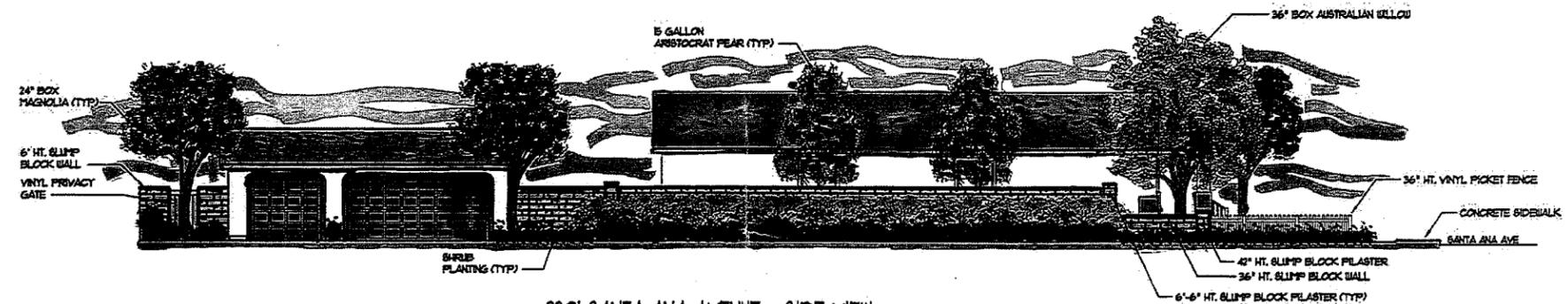


PLAN PREPARATION DATE

NOVEMBER 22, 2011



2201-03 SANTA ANA AVENUE - FRONT VIEW
FROM SANTA ANA AVE



2201 SANTA ANA AVENUE - SIDE VIEW
FROM 22nd STREET

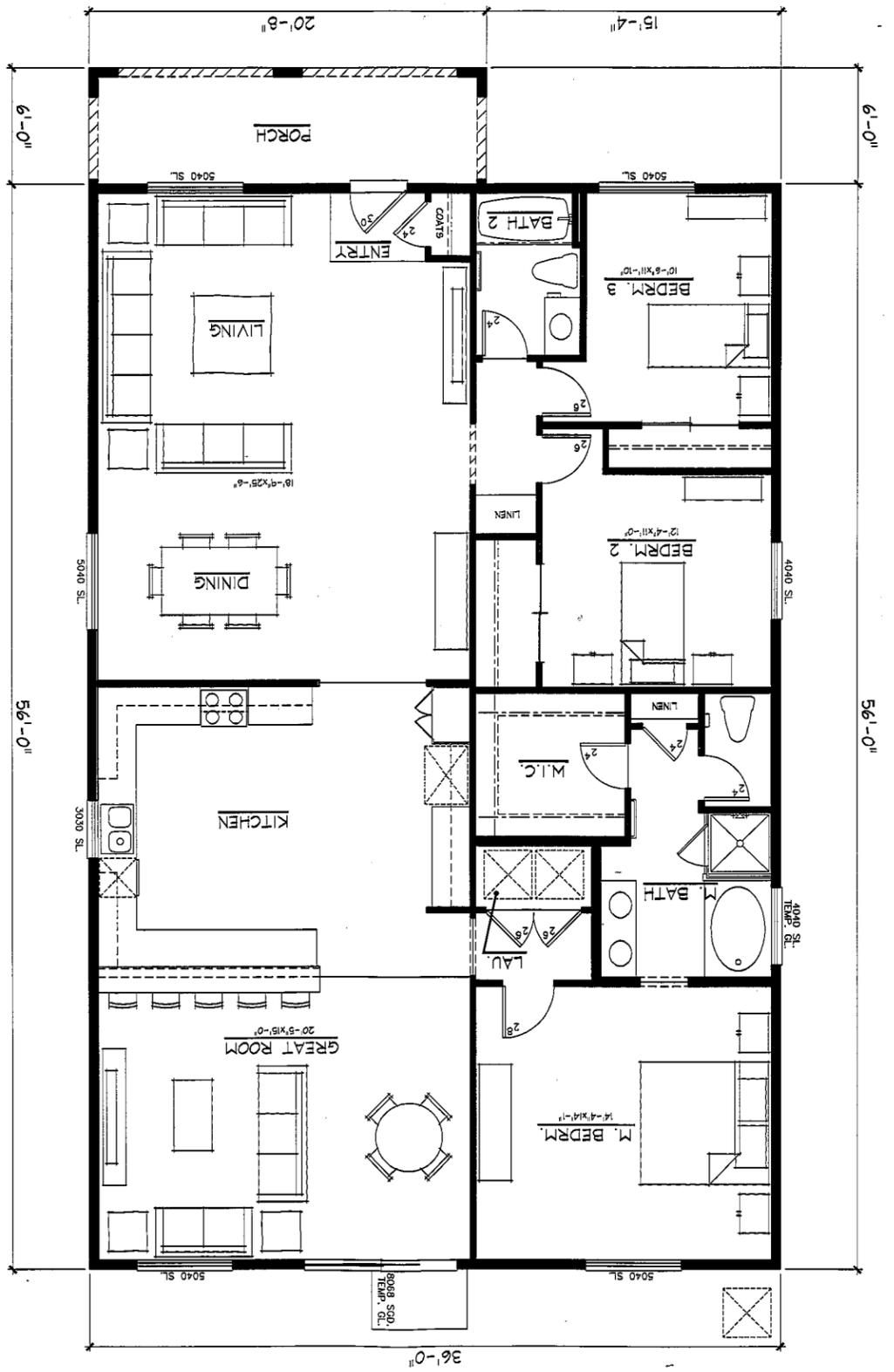
LANDSCAPE ELEVATION
CUSTOM RESIDENTIAL
2201-03 SANTA ANA AVE.
COSTA MESA, CA



2201 Santa Ana - Costa Mesa

1.36.2016 - SPANISH

FLOOR PLAN



AREA TABULATION	2016 SQ. FT.
CONDITIONED SPACE	2016 SQ. FT.
FLOOR AREA	2016 SQ. FT.
TOTAL DWELLING	2016 SQ. FT.

Kevin L. Crook Architect, Inc. I
 1360 Reynolds Ave., Suite 110, Irvine, CA 92614
 Phone: (949) 660-1587 Fax: (949) 660-1589
 WWW.KLACROOK.COM

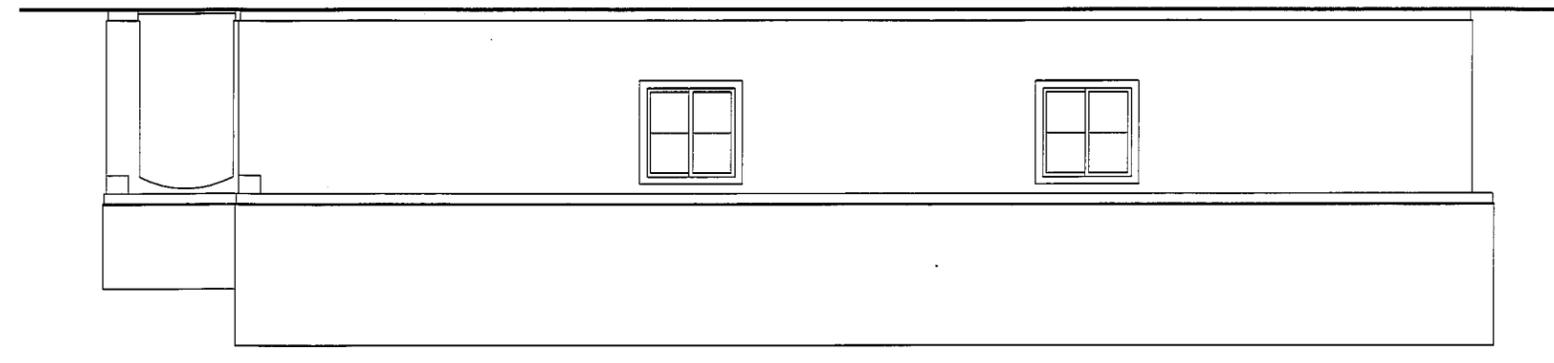
R.S.I. Development

Job #: 11010
Date: Nov 23, 2011
11x17 Scale: 1/8"=1'-0"
24x36 Scale: 1/4"=1'-0"

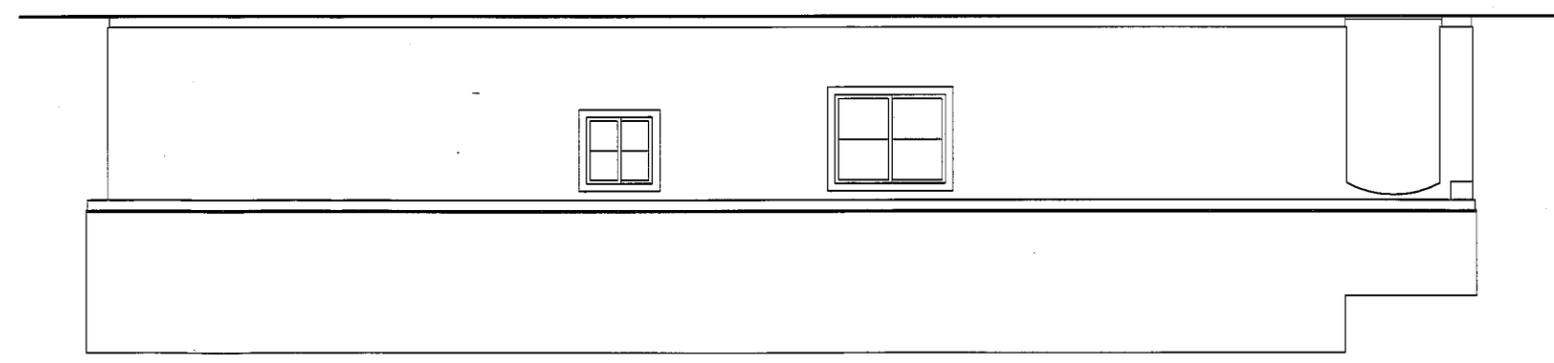
2201 Santa Ana - Costa Mesa

1.36.2016 - SPANISH

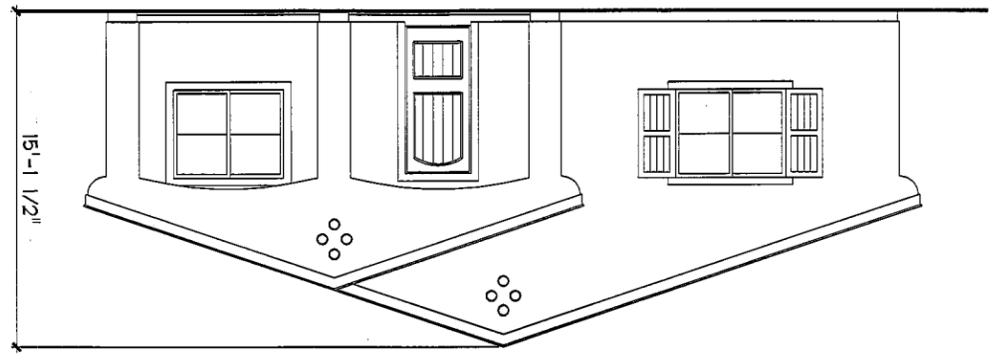
LEFT ELEVATION



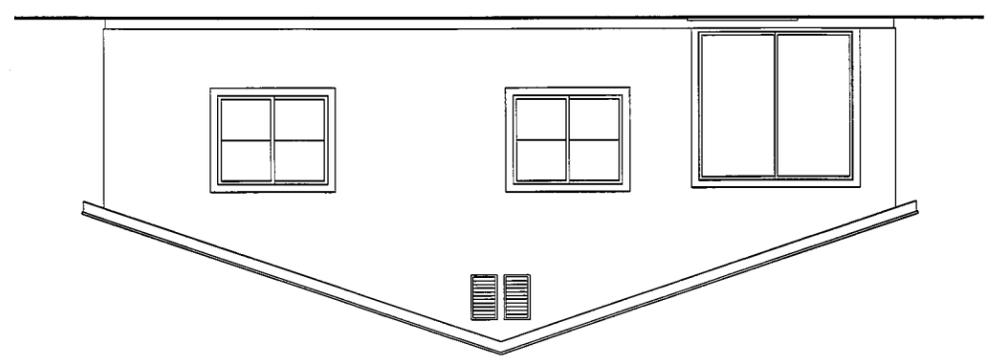
RIGHT ELEVATION



STANDARD
FRONT ELEVATION



REAR ELEVATION



Kevin L. Crook Architect, Inc.
1360 Reynolds Ave., Suite 110, Irvine, CA 92614
Phone: (949) 660-1587 Fax: (949) 660-1589
www.klccarch.com

Filename: 1.36.2016 - Spanish.dwg

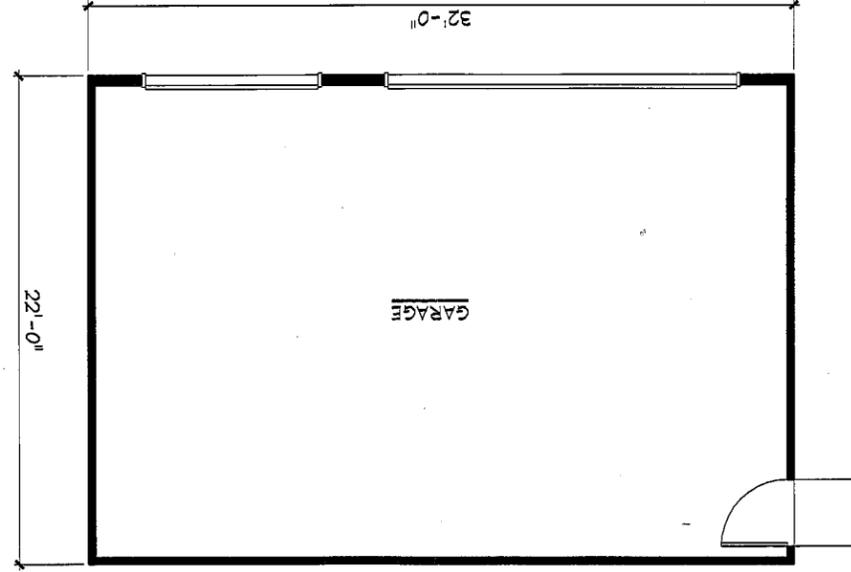
R.S.I. Development

Job #: 11010
Date: Nov 23, 2011
11x17 Scale: 1/8" = 1'-0"
24x36 Scale: 1/4" = 1'-0"

2201 Santa Ana - Costa Mesa

3 CAR GARAGE

FLOOR PLAN



AREA TABULATION
704 SQ. FT. GARAGE

Kevin L. Crook Architect, Inc. I
1360 Reynolds Ave., Suite 110, Irvine, CA 92614
Phone: (949) 650-1587 Fax: (949) 650-1589
www.klccarch.com

Kevin L. Crook Architect, Inc. represents the architect for the project. The architect is not responsible for the construction of the project. The architect is not responsible for the construction of the project. The architect is not responsible for the construction of the project.

2201 Santa Ana - Costa Mesa

GARAGE - SPANISH

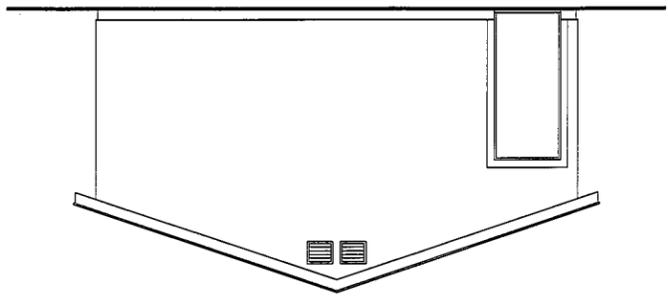
Kevin L. Crook Architect, Inc.

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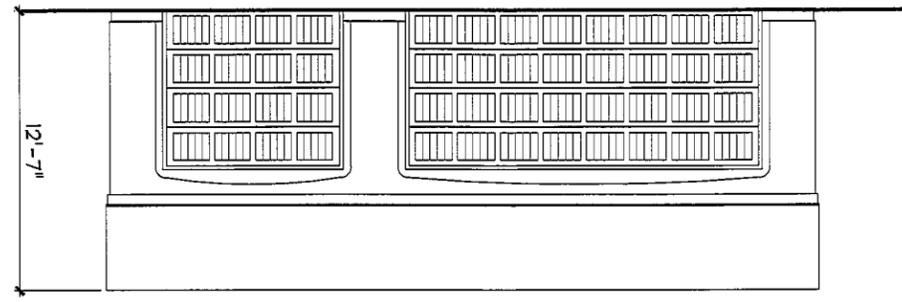
Kevin L. Crook Architect, Inc. reserves the right to make changes to the design of the project without notice. The client agrees to hold Kevin L. Crook Architect, Inc. harmless for any errors or omissions in the design. The client agrees to hold Kevin L. Crook Architect, Inc. harmless for any errors or omissions in the design. The client agrees to hold Kevin L. Crook Architect, Inc. harmless for any errors or omissions in the design.

Filename: 3_Car Garage.dwg

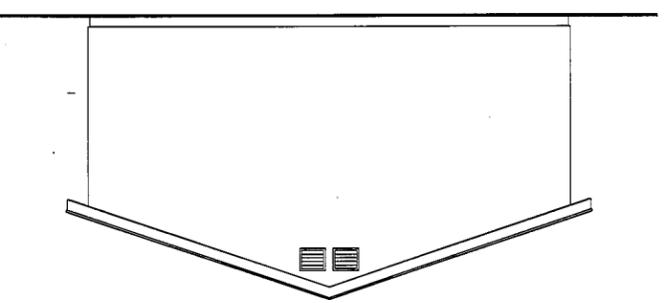
SIDE TO SIDE RIDGE
LEFT ELEVATION



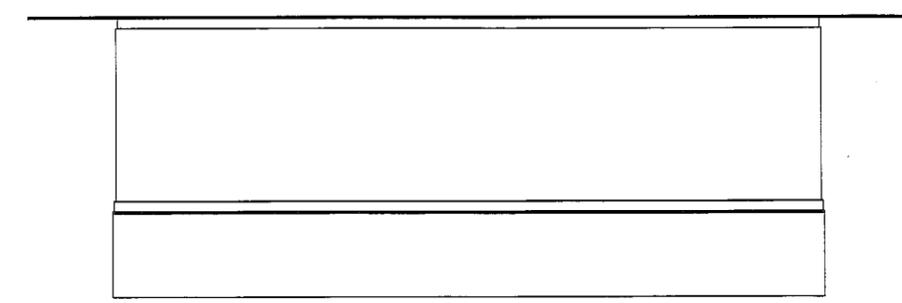
SIDE TO SIDE RIDGE
FRONT ELEVATION



SIDE TO SIDE RIDGE
RIGHT ELEVATION



SIDE TO SIDE RIDGE
REAR ELEVATION



R.S.I. Development

Job #: 11010
 Date: Nov 23, 2011
 11x17 Scale: 1/8"=1'-0"
 24x36 Scale: 1/4"=1'-0"

2203 Santa Ana - Costa Mesa

2.36.2548 - STUCCO CRAFTSMAN

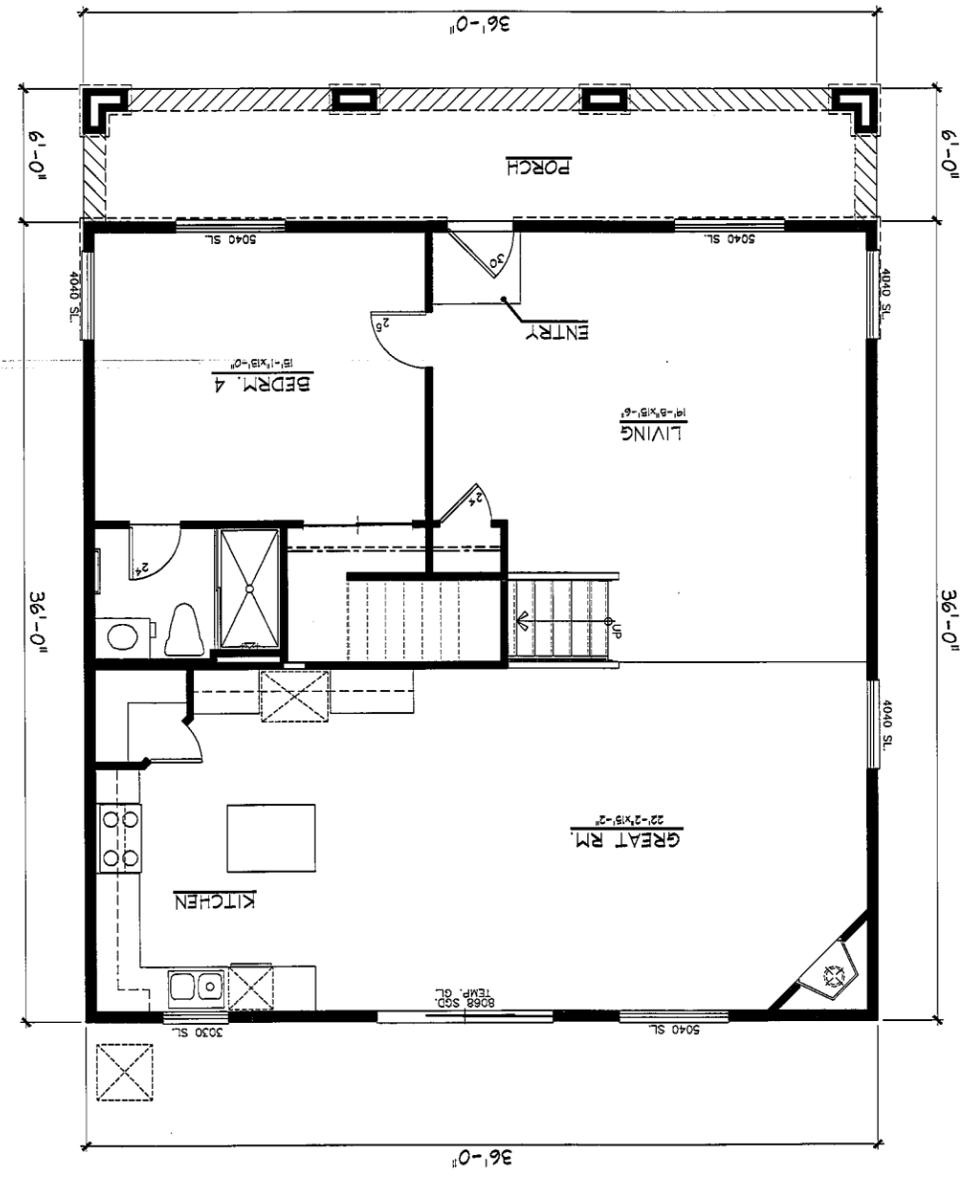
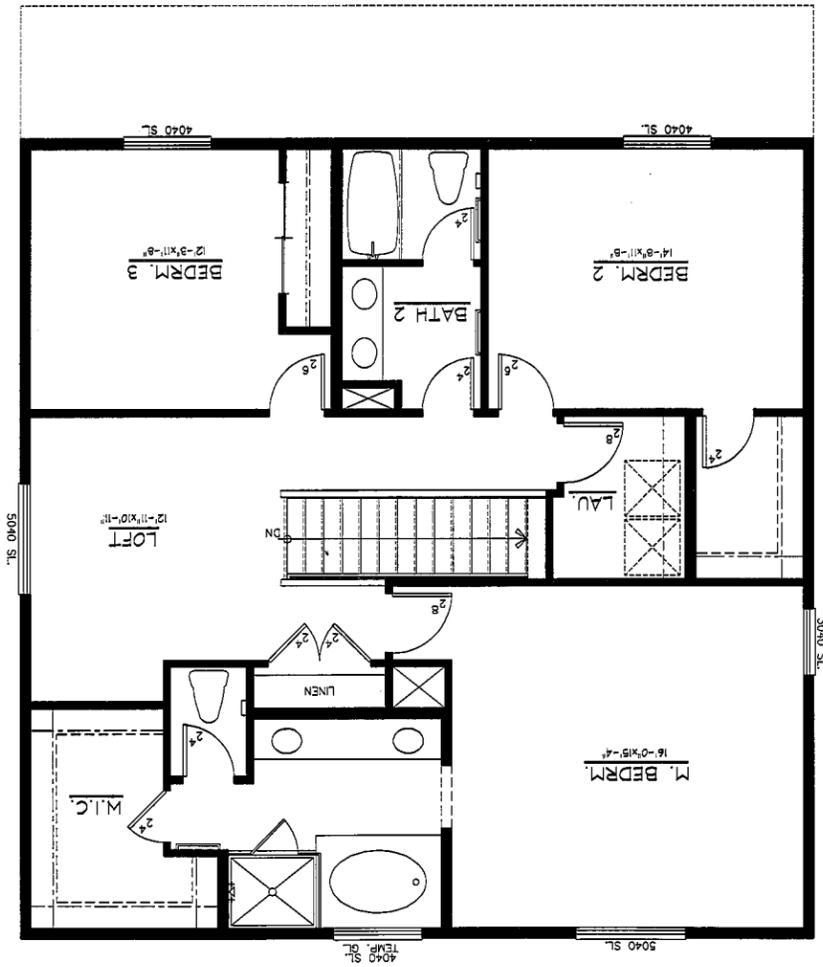
SECOND FLOOR PLAN

DETACHED GARAGE

FIRST FLOOR PLAN

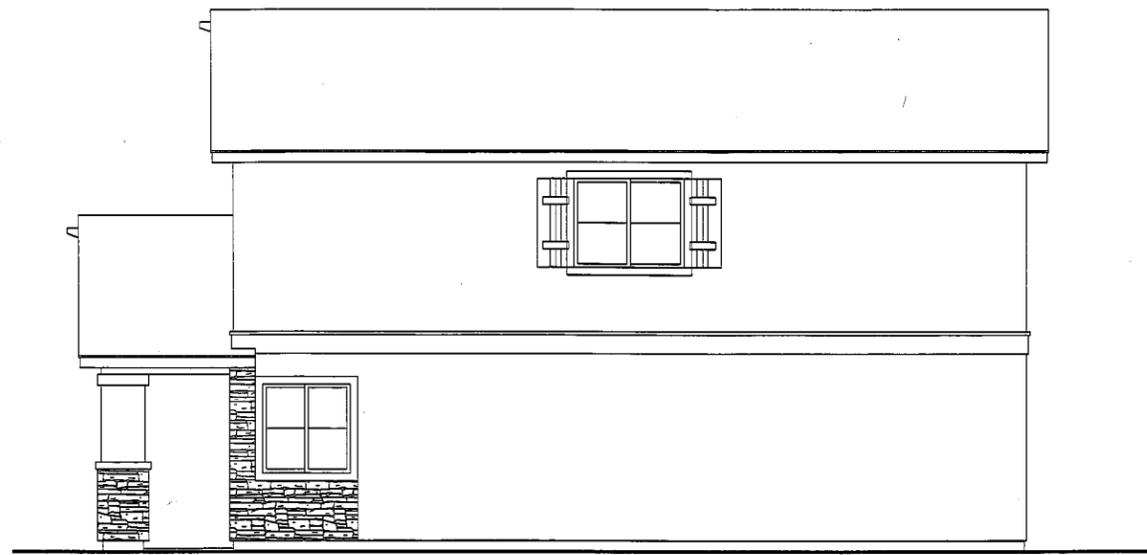
AREA TABULATION

CONDITIONED SPACE	1296 SQ. FT.
FIRST FLOOR AREA	1253 SQ. FT.
TOTAL DWELLING	2548 SQ. FT.



Kevin L. Crook Architect, Inc. I
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 Phone: (949) 660-1587 Fax: (949) 660-1589
 WWW.KLCAORCH.COM

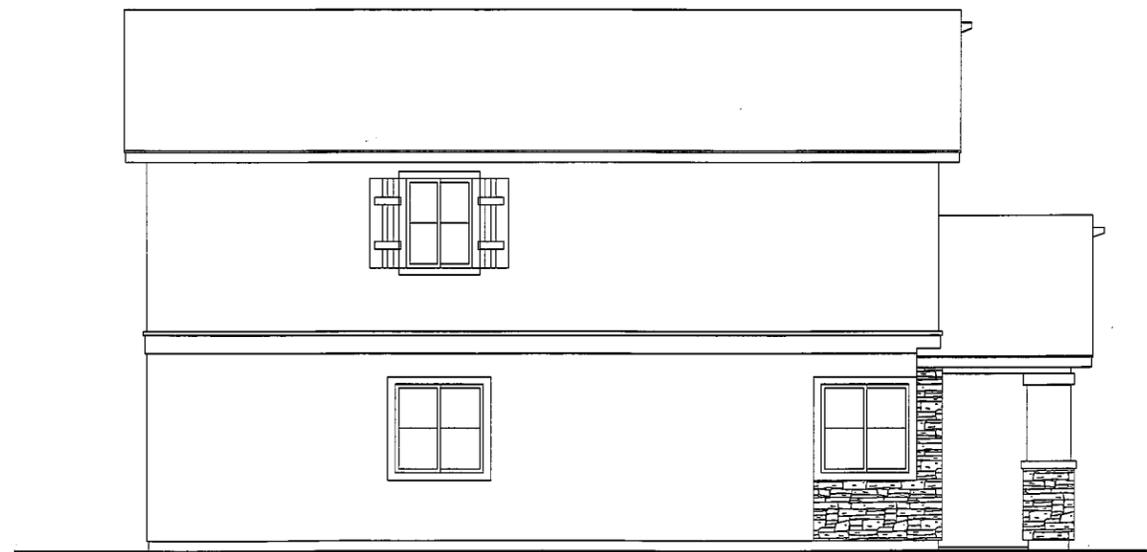
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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



STANDARD FRONT ELEVATION

R.S.I. Development

Job #: 11010
 Date: Nov 23, 2011
 11x17 Scale: 1/8"=1'-0"
 24x36 Scale: 1/4"=1'-0"

2.36.2548 - STUCCO CRAFTSMAN

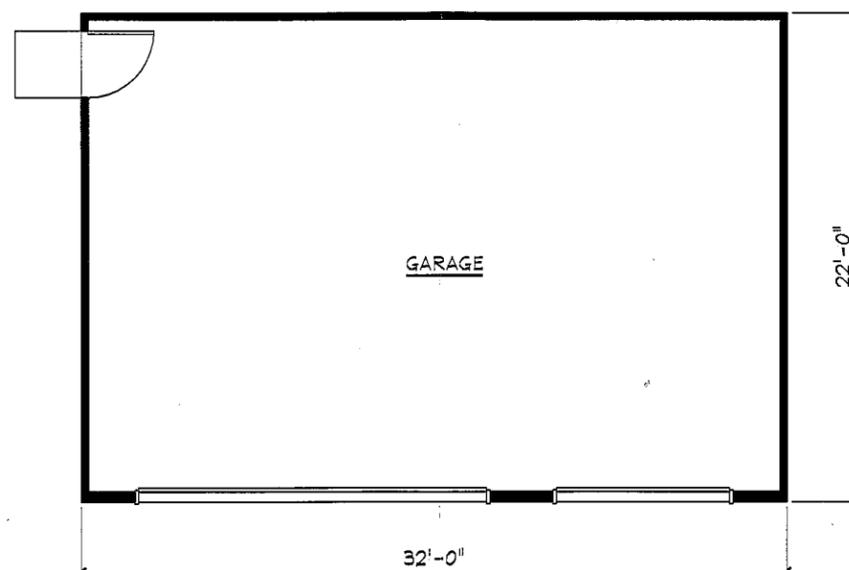
2203 Santa Ana - Costa Mesa

Kevin L. Crook Architect, Inc. I

1360 Reynolds Ave., Suite 110, Irvine, CA 92614
 Phone: (949) 660-1587 Fax: (949) 660-1589
 www.klcaarch.com

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Filename: 2.36.2548-1Stucco Craftsman.dwg



AREA TABULATION	
GARAGE	704 SQ. FT.

FLOOR PLAN

3 CAR GARAGE

2203 Santa Ana - Costa Mesa

R.S.I. Development

Job #: 11010
 Date: Nov 23, 2011
 11x17 Scale: 1/8"=1'-0"
 24x36 Scale: 1/4"=1'-0"

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 Phone: (949) 660-1587 Fax: (949) 660-1589
www.klcarch.com

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Filename: 3_Car_Garage.dwg

2203 Santa Ana - Costa Mesa

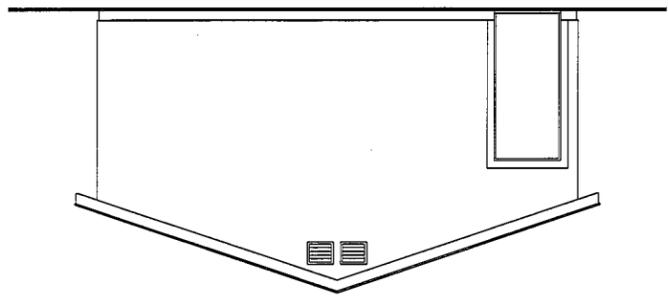
GARAGE - STUCCO CRAFTSMAN

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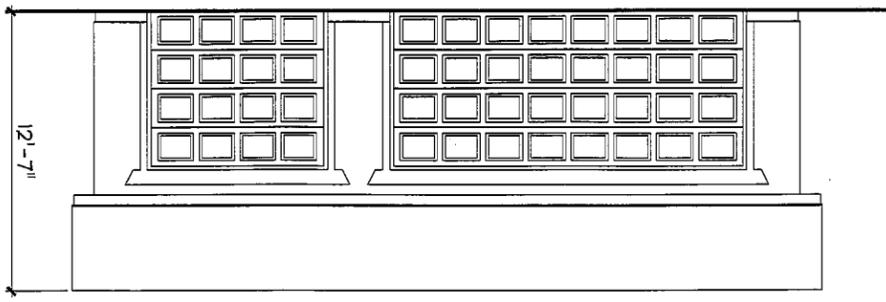
Kevin L. Crook Architect, Inc. represents the architect for the project. The architect is not responsible for the construction of the project. The architect is not responsible for the construction of the project. The architect is not responsible for the construction of the project.

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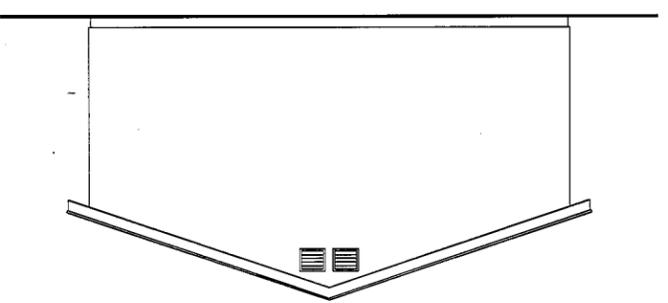
SIDE TO SIDE RIDGE
LEFT ELEVATION



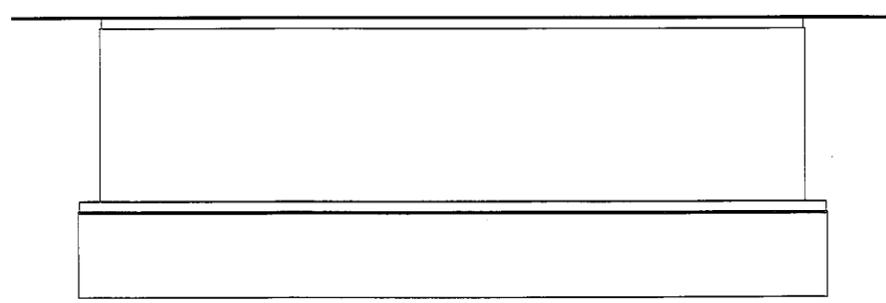
SIDE TO SIDE RIDGE
FRONT ELEVATION



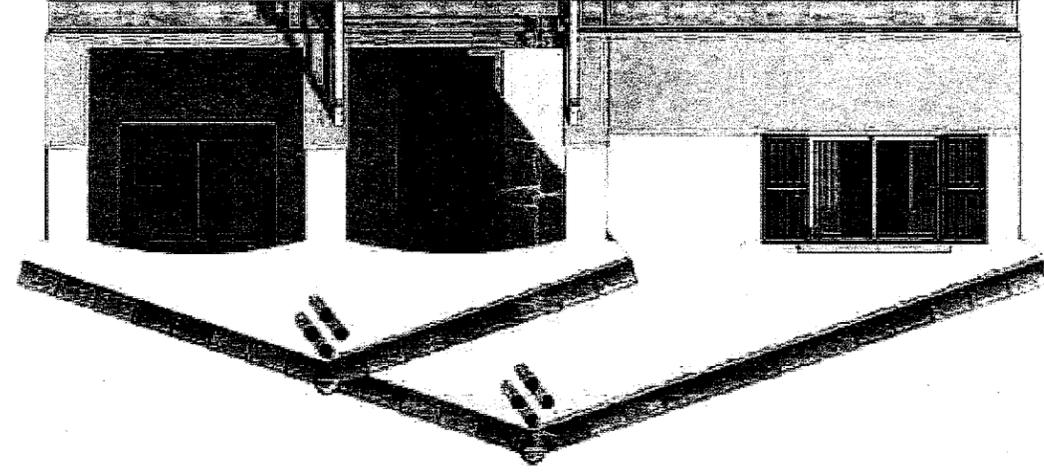
SIDE TO SIDE RIDGE
RIGHT ELEVATION



SIDE TO SIDE RIDGE
REAR ELEVATION



Tentative Parcel Map No. 2011-120
2201 Santa Ana Avenue
Costa Mesa, CA 92627

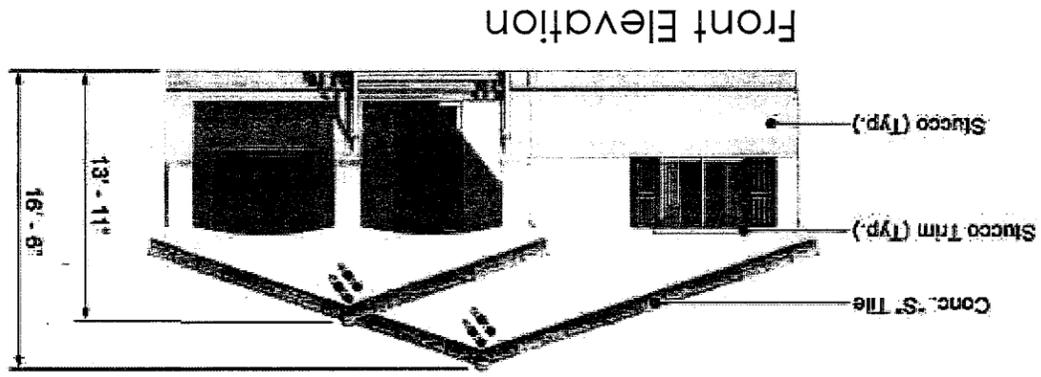


Front Elevation

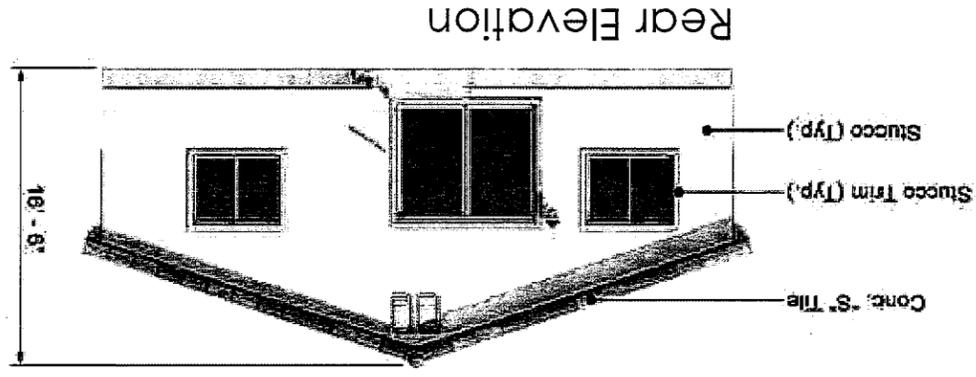
Parcel 1 - 2016
Spanish - Wainscot

 The New House
Built by RSI

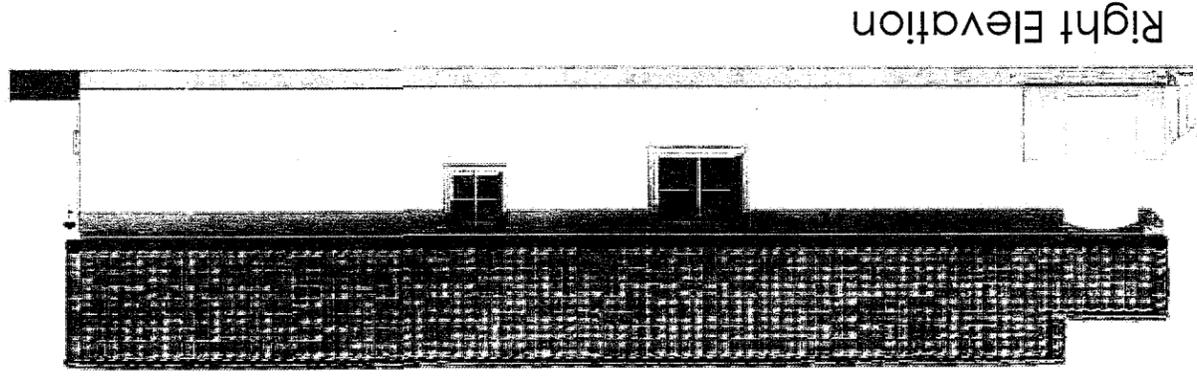
Tentative Parcel Map No. 2011-120
 2201 Santa Ana Avenue
 Costa Mesa, CA 92627



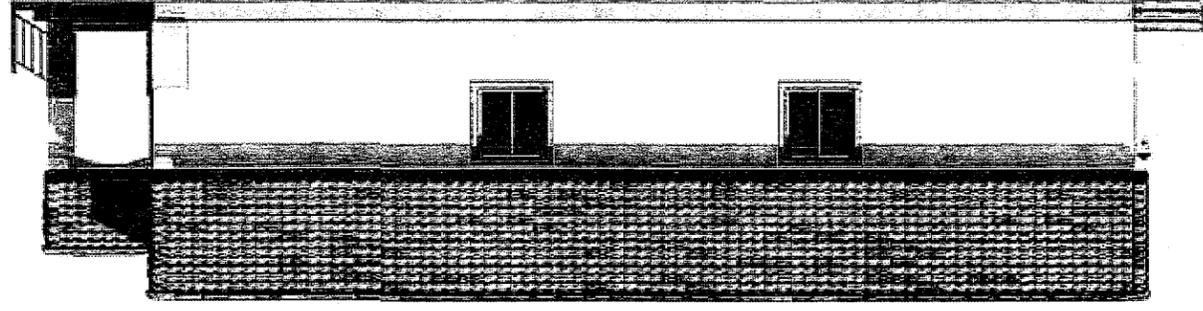
Front Elevation



Rear Elevation



Right Elevation



Left Elevation

 **The New House**
 Built by **RSI**

Parcel 1 - 2016
 Spanish - Wainscot

Tentative Parcel Map No. 2011-120
2203 Santa Ana Avenue
Costa Mesa, CA 92627

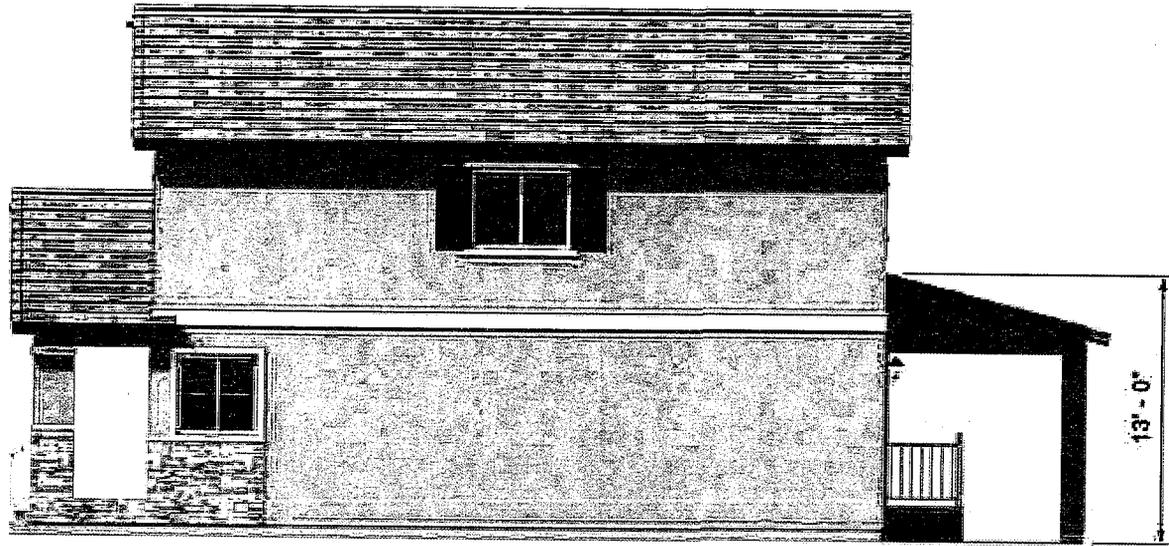


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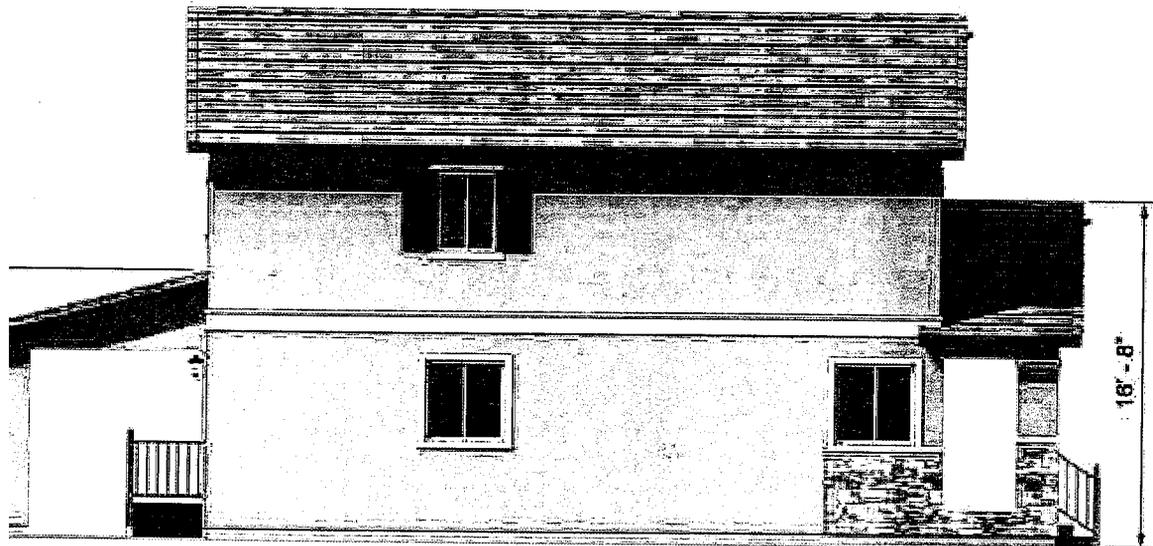
Parcel 2 - 2548
Stucco Craftsman - Stone 2

The New House 
Built by **RSI**

Map No. 2011-120
Ana Avenue
a, CA 92627



Right Elevation

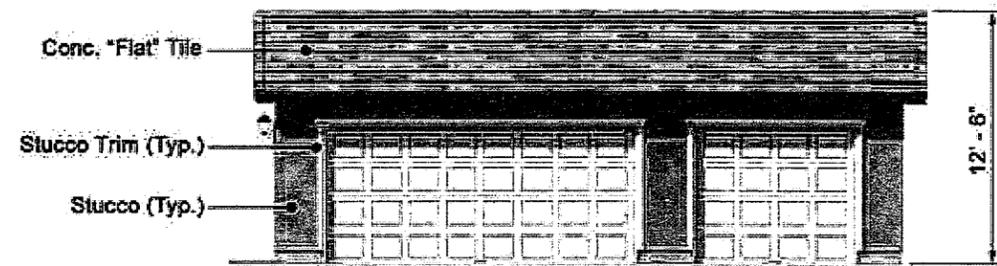


Left Elevation

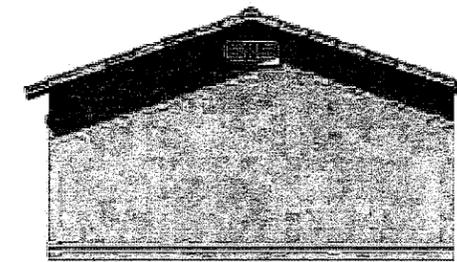
- 2548
man - Stone 2

The New House 
Built by **RSI**

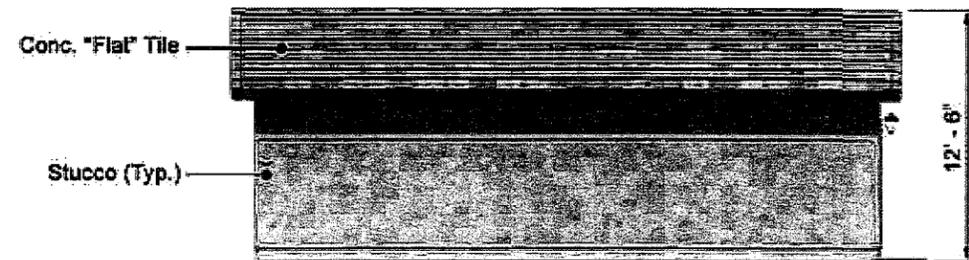
Tentative Parcel Map No. 2011-120
2203 Santa Ana Avenue
Costa Mesa, CA 92627



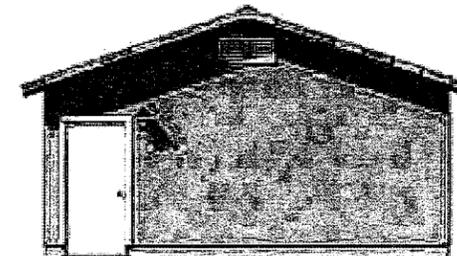
Front Elevation



Right Elevation



Rear Elevation



Left Elevation

Parcel 2 - 3 Car Garage
Stucco Craftsman

The New House
Built by **RSI**