



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: MARCH 12, 2012

ITEM NUMBER:

SUBJECT: ZONING APPLICATION ZA-11-35 AND PARCEL MAP PM-11-124 FOR A MINOR DESIGN REVIEW AND SUBDIVISION TO CREATE TWO SINGLE-FAMILY DETACHED UNITS WITH THREE-CAR GARAGES AT 1928 SANTA ANA AVENUE.

DATE: MARCH 1, 2012

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MINOO ASHABI, SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, AIA (714) 754-5610
minoo.ashabi@costamesaca.gov**

DESCRIPTION

The proposed project involves the following:

- 1) ***Parcel Map PM-11-124:*** Subdivision of a 0.368-acre parcel into two separate parcels for single family residential development at 1928 Santa Ana Avenue.
- 2) ***Zoning Application ZA-11-35:*** Minor Design Review for the development of two single-family residences. (Note: new addresses will be assigned on Costa Mesa Street if this project is approved)
 - a) Two-story residence and a detached three-car garage (Parcel 1 – 302 Costa Mesa Street):
 - Deviation from Residential Design Guidelines for the 80 percent first floor to second floor ratio (80 percent recommended, 100 percent proposed).
 - b) Two-story residence and a detached three-car garage (Parcel 2 – 304 Costa Mesa Street):
 - Deviation from Residential Design Guidelines for the 80 percent first floor to second floor ratio (80 percent recommended, 100 percent proposed).

The proposal complies with Code-required residential development standards; no deviations from Code requirements are requested.

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: 1928 Santa Ana Ave. Application: ZA-11-35, PM-11-124
 (302 and 304 Costa Mesa St.)

Request: Zoning application (Minor Design Review) and Parcel Map for subdivision of one parcel into two for development of two single-family detached units with detached three-car garages

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	R1	North:	Single-family residential
General Plan:	LDR	South:	Single-family residential
Lot Dimensions:	60' x 130' each	East:	Single-family residential
Lot Area:	15,618 sq.ft. (existing lot)	West:	Single-family residential
Existing Development:	Single family and detached garage (demolished)		

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>	
		Parcel 1	Parcel 2
Lot Size:			
Lot Width (Development Lot)	50 FT- interior lot 60 FT – corner lot	60 FT	60 FT
Lot Area (Development Lot)	6,000 SF	7,688 SF	7,930 SF
Density:			
Zone	One unit per 6,000 SF	One unit per 6,000 SF	
General Plan	8 du/acre	5 du/acre	
Building Coverage (Development Lot):			
Buildings	60 %	27%	26%
Paving/Coverage Areas/Buildings	Included in the 60% coverage	2%	2%
Open Space (Total Site)	minimum 40%	71%	71%
TOTAL		100%	100%
Building Height:	2 Stories/27 FT	2 stories/24'-5"	
Chimney Height	29 FT	NA	
2nd Floor % of 1st Floor (2)	80%	100%*	
Distance Between Buildings	10 FT	28 FT	
Setbacks (Building)			
Front	20 FT	20 FT	20 FT
Side (left/right)	5 FT (1 Sty) 10 FT Avg. (2 Sty)	14 FT left, 10 FT right	10 FT left, 15 FT right
Rear (alley)	5 FT	7.5 FT	7.5 FT
Parking:			
Covered	2 Spaces each	3 Spaces each	
Open	1 Space each	0 Spaces each**	
TOTAL	3 Spaces	3 Spaces	
NA = Not Applicable or No Requirement. * Deviation from Residential Design Guidelines requested (see staff report discussion). ** Code allows in R1 zones that required open parking may be provided in a garage. Therefore, proposal complies with parking requirement.			
CEQA Status	Exempt, Class 3 (New Construction)		
Final Action	Planning Commission		

BACKGROUND

Project Site/Environs

The project site is a rectangular lot (0.368-acre) located at the northwest corner of Santa Ana Avenue and Costa Mesa Street (Attachment 3). The site contained a 1,933 square-foot single family residence and a detached garage that were recently demolished. The project site is bounded on the north by a public alley and a single family residence on the east. 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 one of the many parcels recently acquired by SCEL Properties LLC (RSI). The Planning Commission approved a similar project for subdivision and development of two parcels in November of last year (2201 Santa Ana Avenue).

ANALYSIS

Project Description

The proposal involves the subdivision of an R1 lot into two parcels and construction of a single-family residence and a detached three-car garage on each parcel. The proposal complies with the residential developments required by Code. No deviations from Code requirements, including any parking deviations, are requested. The project does include a departure from the design guidelines with regard to bulk/massing (80 percent required, 100 percent proposed).

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 newly divided parcels meet the minimum lot size and width requirements for R1 zone. The map is consistent with City codes and the State Subdivision Map Act.

Parcel No.	Lot Size Required: 6,000 SF	Lot Width Required: 50 ft and 60 ft
Parcel 1	Proposed: 7,688 SF	Proposed: 60 ft
Parcel 2	Proposed: 7,930 SF	Proposed: 61 ft

Zoning Application ZA-11-35

The proposed residential structures are consistent with all development standards of the R1 zone and can be supported as follows:

- The proposed project is consistent with the General Plan/Zoning Code with regard to use, density and intensity and complies with the findings required by Zoning Code Section 13-29(g)(14). The existing lot size would allow subdivision into two parcels and development of one residential unit per parcel consistent with the low-density zoning district standards. Each unit is provided with a three-car garage and more than 70 percent of open space.

- Access to the parcels can be provided from the rear alley. Each residential unit is designed with a detached three-car garage facing the rear alley with adequate back up distance from the garages. The proposed site design limits the visibility of garages to the rear and enhances the streetscape on Costa Mesa Street and Santa Ana Avenue with two-story residential structures with front and rear porches typically associated with low density residential neighborhoods.
- Three-car garage complies with parking requirements. Code requires 3 parking spaces for a single-family residence in an R1 zone with alley access. Typically, there would be one open parking space adjacent to the garage structure. However, Code does allow the required open parking (one space) to be satisfied in the garage.

Deviation from Residential Design Guidelines for Building Massing

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 houses since the residences are designed with a front and rear 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 that will enhance the street elevation. In addition, the two-story residences are separated from the property to the east by fifteen feet and the Santa Ana Avenue right-of-way by fourteen feet. These larger setbacks allow for enhanced landscaping and more attractive streetscape and alleviate any privacy impacts to adjacent neighbor. Additionally, the massing of the buildings is not considered significant given that the proposed structures are 2,548 square feet in size.

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 2014). After the initial 24-month period, a time extension for these applications would be required to be processed for another 12-month period.

ENVIRONMENTAL DETERMINATION

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

GENERAL PLAN CONFORMITY

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 proposed development satisfies the intent of the General Plan and applicable Zoning Code sections. The deviation from the Residential Design Guidelines is justified since the structures are designed with front and back porches breaking the two-story mass and boxy appearance and provides more than adequate setback from the neighboring properties and Santa Ana Avenue and landscape opportunities. Given that four separate structures are proposed on the site, staff believes that the variety and the massing of the structure will be in 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. Applicant's Project Description and Justification
 3. Location Map
 4. Plans

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

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

RESOLUTION NO. PC-12-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA DENYING PLANNING
APPLICATION ZA-11-35 AND PARCEL MAP PM-11-124**

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 1928 Santa Ana Avenue, for the following:

- 1) **Parcel Map PM-11-124:** Subdivision of a 0.368-acre parcel into two separate parcels for single family residential development at 1928 Santa Ana Avenue.
- 2) **Zoning Application ZA-11-35:** Minor Design Review for the development of two single-family residences with new addresses on Costa Mesa Street:
 - a) Two-story residence and a detached three-car garage (Parcel 1 – 302 Costa Mesa Street):
 - Deviation from Residential Design Guidelines for the 80 percent first floor to second floor ratio (80 percent recommended, 100 percent proposed).
 - b) Two-story residence and a detached three-car garage (Parcel 2 – 304 Costa Mesa Street):
 - Deviation from Residential Design Guidelines for the 80 percent first floor to second floor ratio (80 percent recommended, 100 percent proposed).

WHEREAS, a duly noticed public hearing held by the Planning Commission on March 12, 2012 with all persons having the opportunity to speak 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 ZA-11-35 and Parcel Map PM-11-124.

PASSED AND ADOPTED this 12th day of March, 2012.

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.

- 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 Zoning Application ZA-11-35 and Parcel Map PM-11-124. 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.

RESOLUTION NO. PC-12-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PARCEL MAP PM-11-124 AND ZONING APPLICATION ZA-11-35

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 1928 Santa Ana Avenue, for the following:

- 1) **Parcel Map PM-11-124:** Subdivision of a 0.368-acre parcel into two separate parcels for single family residential development at 1928 Santa Ana Avenue.
- 2) **Zoning Application ZA-11-35:** Minor Design Review for the development of two single-family residences with new addresses on Costa Mesa Street:
 - a) Two-story residence and a detached three-car garage (Parcel 1 – 302 Costa Mesa Street):
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 - b) Two-story residence and a detached three-car garage (Parcel 2 – 304 Costa Mesa Street):
 - o Deviation from Residential Design Guidelines for the 80 percent first floor to second floor ratio (80 percent recommended, 100 percent proposed).

WHEREAS, a duly noticed public hearing held by the Planning Commission on March 12, 2012 with all persons having the opportunity to speak 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** Zoning Application ZA-11-35 and Parcel Map PM-11-124.

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 ZA-11-35 and Parcel

Map PM-11-124 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 March, 2012.

COLIN MCCARTHY
Chair, Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS (APPROVAL)

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed use is compatible and harmonious with uses and buildings on surrounding properties.
 2. Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 3. The project, as conditioned, is consistent with the General Plan.
 4. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(14) in that the project, despite the requested deviation from the second floor to first floor ratio, 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. Adequate setbacks are provided on the sides of both structures and between structures to allow for sufficient landscaping and enhancement of the views from the street and adjunct property. 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.
- C. 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.
- D. 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.
- E. The subject property is physically suitable to accommodate Parcel Map PM-11-124 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.
- F. 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.

- G. 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.
- H. 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).
- I. 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.
- J. 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 ZA-11-35 and PM-11-124 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. 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.
 5. 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.
 6. Prior to issuance of building permits, developer shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
 7. The developer shall contact the current cable service provider prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
 8. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 36 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site stormwater flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall be continuously maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
 9. 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.
 10. The expiration of Planning Application ZA-11-35 shall coincide with the expiration of Parcel Map PM-11-124; 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.

11. Two (2) sets of detailed landscape and irrigation plans, consistent with the preliminary 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.
12. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
13. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
14. A land use restriction, executed by and between the applicant and the City of Costa Mesa, shall be recorded prior to the issuance of building permits. This land use restriction shall inform future property owners that the three-car garage shall be used for storing vehicles and no accessory uses. Applicant shall submit to the Planning Division a copy of the legal description for the property, and either a lot book report or current title report identifying the current legal property owner so that the document may be prepared.
- Eng. 15. 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.
16. Submit updated Title Report of subject property.
17. Release and relinquish all vehicular and pedestrian access rights to Santa Ana Avenue and Costa Mesa Street to the City of Costa Mesa except at approved locations.
18. 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.
19. Survey Monuments shall be preserved and referenced or set pursuant to Section 8771 of the Professional Land Surveyors Act and Business and Professional code.
20. Submit cash deposit or surety bond to guarantee monumentation prior to approval of the map. Amount to be determined by City Engineer.
21. Per requirements of Real Property, City of Costa Mesa, Engineering Division, dedicate a diagonal corner cut-off at the corner of Santa Ana Avenue and Costa Mesa Street.
22. Dedicate a 3-foot sidewalk easement behind existing right of way line on Costa Mesa Street and construct sidewalk flare for ADA compliance.
23. Dedicate a 2.5-foot wide easement for public alley right-of-way purposes.
24. 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.
25. 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.

26. Comply with conditions for Parcel Map No. 2011-124.
- Trans. 27. Close unused drive approach on Costa Mesa Street with full height curb and gutter per City Standards.
28. Provide 25' minimum distance from far side of the alley for all parking spaces to provide adequate space for turning movements.
29. Show any proposed open parking spaces outside garage with dimensions.
30. Provide SCE guy wire details on plan. The guy wire must remain clearly outside of proposed driveway for Parcel 1.

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. 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.
13. Fulfill Drainage Ordinance Fee requirements prior to approval of Final Map.
14. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Map.
15. Maintain the public Right-of-Way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.
16. Submit Subdivision Application and comply with conditions of approval and code requirements.
17. The Parcel Map shall be developed in full compliance of CCMMC Sec. 13-208 through 13-261 inclusive.
- Fire 18. Dwellings will require the installation of a residential fire sprinkler system.
19. Provide smoke detectors.
- Trans. 20. Construct residential driveway approach at the location specified on the submitted site plan.
21. 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.
22. Show the existing street light location on site plan.
23. 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. |