



PLANNING COMMISSION AGENDA REPORT

VI. 4

MEETING DATE: MARCH 12, 2012

ITEM NUMBER:

SUBJECT: TIME EXTENSION FOR PLANNING APPLICATION PA-07-30: DESIGN REVIEW FOR A TWO-UNIT, TWO-STORY DETACHED RESIDENTIAL COMMON INTEREST DEVELOPMENT (CONDOMINIUMS) AT 300 EAST 23RD STREET

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 property owner is requesting a second time extension for a design review to construct a two-unit, two-story detached residential common interest development (condominiums).

APPLICANT

Mike Czajkowski is the property owner and applicant.

RECOMMENDATION

Approve a two-year time extension to January 11, 2014, to coincide with the map, by adoption of Planning Commission resolution, subject to conditions.

PLANNING ZONING REVIEW SUMMARY

Location: 300 23rd Street Application: PA-07-30 and PM-07-174

Request: Minor design review to construct a detached two-unit, two-story residential common interest development (condominium units) with a parcel map to facilitate the subdivision.

SUBJECT PROPERTY:

Zone: R2-MD

General Plan: Medium Density Residential

Lot Dimensions: Corner lot

Lot Area: 7,400 SF

Existing Development: SFR

SURROUNDING PROPERTY:

North: R2-MD (Surrounding properties are all residentially zoned and developed)

South: R1

East: R2-MD

West: R1

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>City Requirement</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width	100 FT	74 FT ¹
Lot Area	12,000 SF	7,400 SF ¹
Density:		
Zone/General Plan	1 du/ 3,630 SF	1 du/ 3,700 SF
Lot Coverage:		
Buildings	N/A	38% (2,816 SF)
Paving	N/A	9% (680 SF)
Open Space	40% (2,960 SF)	53% (3,904 SF)
TOTAL	100% (7,400 SF)	100% (7,400 SF)
Private Open Space:	Adjoining patio with minimum 10 FT dimension	20 FT rear yards
Building Height:	2 stories/ 27 FT	2 stories/ 26 FT
Ratio of 2 nd floor to 1 st floor ²	80% max.	83% (Plan A)/84% (Plan B) ³
Setbacks:		
Front (23 rd Street)	20 FT	20 FT
Side (left/right)	10 FT/5 FT	8.5 FT ⁴ /5 FT
2 nd -story interior side setback ²	10 FT average	7 FT average ³
Separation between units:	10 FT (fireplace allowed 2 FT encroachment)	9 FT ⁴
Parking:		
Garage	4	4
Open	4	4
TOTAL	8	8
Driveway Width:	36 FT maximum	34 FT (two 17 FT wide driveways)
CEQA Status	<u>Exempt- Class 3</u>	
Final Action	<u>Planning Commission</u>	

- 1 Existing, nonconforming.
- 2 Residential Design Guidelines.
- 3 Does not comply with Residential Design Guidelines (see staff report analysis).
- 4 Minor modifications requested for river rock veneer along 2nd story elevation (Unit A) and covered side entry porch (Unit B).

BACKGROUND

Project Site

The property is located in the Eastside, on the northeast corner of 23rd Street and Santa Ana Avenue. The area is developed with a mix of single- and multi-family residences. The property is zoned R2-MD (Multiple Family Residential – Medium Density) and has a General Plan land use designation of Medium Density Residential. The lot contains a single-family residence.

Previous Entitlements

The following chart provides a chronology of entitlements for the construction of a detached two-unit, two-story residential common interest development (condominiums):

Date	Application	Entitlement
Jan. 11, 2010	PA-07-30	Design review for two condominiums approved
Jan. 11, 2010	PM-07-174	Parcel map to facilitate the subdivision for condominiums approved
Feb. 14, 2011	PA-07-30 Time Extension	Time extension approved to coincide with original parcel map expiration date of January 11, 2012
Jan. 11, 2012	<i>PA-07-30 expired</i>	
Jan. 11, 2014	PM-07-174 New Expiration Date (AB 208 ¹)	

¹ Assembly Bill 208 granted an automatic two-year time extension for tentative maps.

The Planning staff report and meeting minutes for the planning applications can be viewed on the City's website.

The plans for the condominium project are attached for reference.

Second Time Extension Request for Planning Application PA-07-30

The applicant requests a second time extension for the project approval because of the economic condition and additional time needed to update the plans to meet new building codes. The property owner is pursuing the project and submitted plans for plan check review on December 23, 2011. Pursuant to the State Subdivision Map Act and the recent assembly bill, the parcel map approval will remain valid until January 11, 2014.

The Zoning Code allows the final review authority (Planning Commission for this project) to extend a planning application for successive periods of one year upon showing of good cause by the applicant.

ANALYSIS

Staff recommends approval of a retroactive two-year time extension to January 11, 2014, for the following reasons:

- The property is currently maintained in good condition. The property is currently in compliance with applicable codes and property maintenance standards for the existing development. Code Enforcement records also indicate that there have not been any complaints filed for this property.
- The Commission's previously-adopted approval findings are still applicable to the project. The applicable sections of the Zoning Code and Residential Design Guidelines have not changed since the Commission approved the project in 2010.

The Commission determined that the project meets the purpose and intent of the Residential Design Guidelines. While the proposal includes minor departures from the recommended massing of the second story (80 percent maximum recommended, 83 to 84 percent proposed) and a deviation from the second floor setback (10-foot average recommended, 7-foot average proposed), the proposed structures are compatible with the existing developments in the area, which consists of a mix of single and two-story residences.

The Commission also determined that the project would not appear out of place or obtrusive since the proposal incorporated variation in depth of floor plans, rooflines, multiple building planes and offsets to provide architectural interest and visual relief from off-site. Additionally, the second floor windows are placed so as to minimize privacy impacts and direct views into windows on the adjacent properties. Therefore, it was determined that the proposed development would not negatively impact the surrounding properties or aesthetics of the neighborhood.

- The applicant has shown good cause for needing the time extension. Due to the economic conditions, the applicant was unable to obtain building permits and begin construction prior to the expiration of the application. The applicant has submitted construction plans to begin the plan check process. The property is currently in compliance with applicable conditions and property maintenance standards for the existing development. Staff recommends approval of a time extension to January 11, 2014, to coincide with the expiration date of the parcel map approval, to allow additional time for the applicant to secure funding to obtain building permits and to begin construction of the project that was approved by the Commission in 2010.
- Approval of a two-year time extension would coincide with the expiration date of the parcel map approval. A recorded parcel map is required prior to the issuance of building permits for the condominium units. Since building permits cannot be

issued without proof of recordation of the parcel map, staff recommends that the planning application approval be extended to expire on the same date as the map.

ALTERNATIVES

The Planning Commission may consider the following alternatives:

1. Approve a two-year time extension. This would allow additional time for the applicant to obtain permits for the construction of the project as proposed.
2. Deny the application. If Commission denies the time extension, the planning application expires and the project may not be constructed as proposed. The applicant could not file a similar request for six months.

CONCLUSION

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


WENDY SHIH
Associate Planner


CLAIRE FLYNN, AICP
Acting Asst. Development Services Director

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

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

Mike Czajkowski
300 E. 23rd St.
Costa Mesa, CA 92627

RESOLUTION NO. PC-12-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING A TWO-YEAR TIME EXTENSION FOR PLANNING APPLICATION PA-07-30

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

WHEREAS, an application was filed by property owner Mike Czajkowski, with respect to the real property located at 300 23rd Street, requesting approval of a second time extension for a design review to construct two, two-story residential common interest development (condominiums), in the R2-MD zone;

WHEREAS, on January 11, 2010, Planning Commission approved PA-07-30 by adoption of Resolution No. PC-10-2, of which is attached hereto as Exhibit "1";

WHEREAS, a time extension request for PA-07-30 was approved by the Planning Commission on February 14, 2011, which extended the approval until January 11, 2012;

WHEREAS, a second time extension request for PA-07-30 was filed by the applicant;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 12, 2012, to consider the second time extension request;

WHEREAS, the time extension does not change the previously-adopted findings and conditions of approval for Planning Application PA-07-30, as specified in Exhibits "A" and "B" respectively, of Resolution No. PC-10-2. These findings and conditions of approval are still applicable to the proposed project;

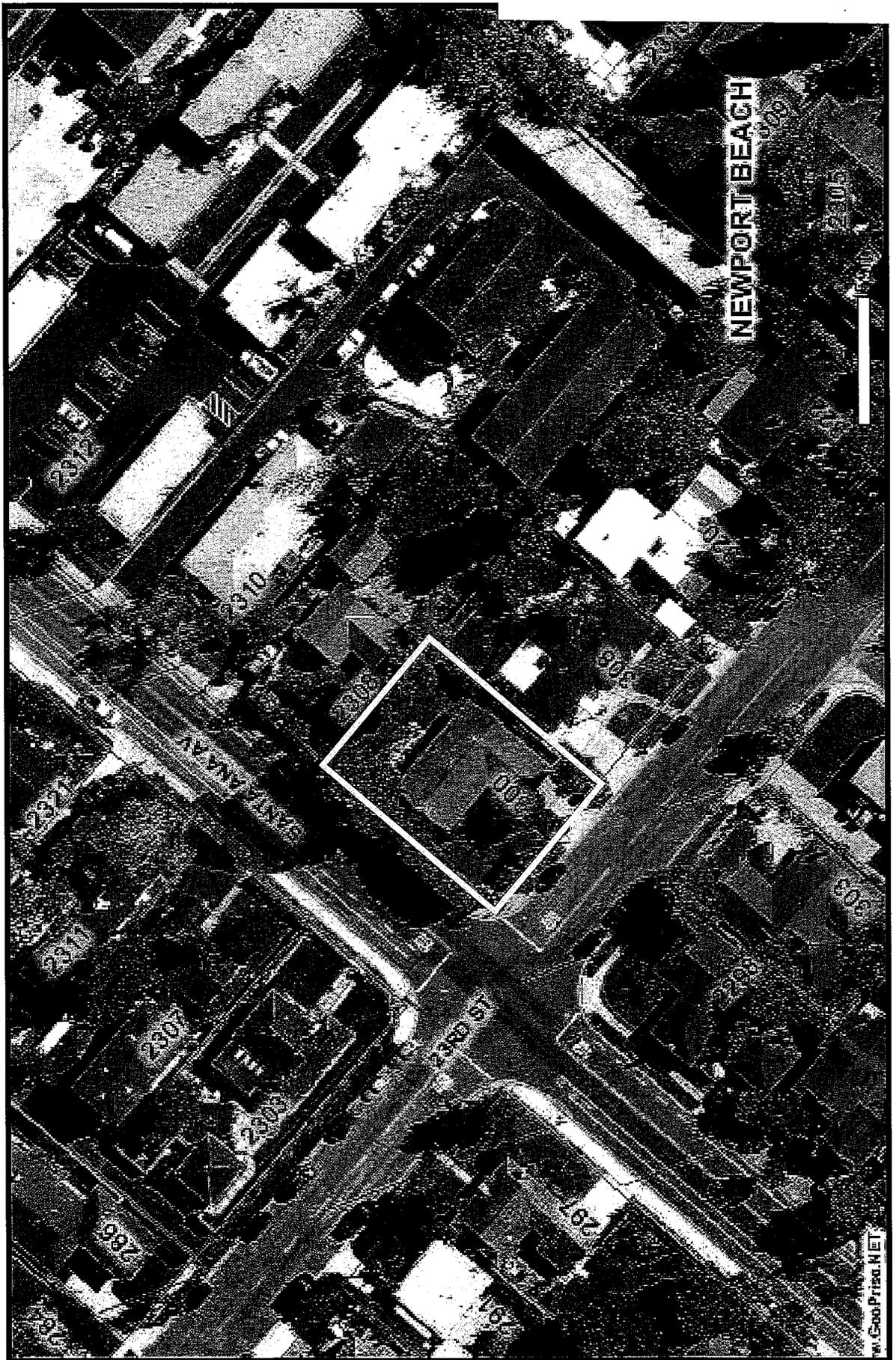
BE IT RESOLVED that, based on the evidence in the record, the Planning Commission hereby **APPROVES** an extension of time for Planning Application PA-07-30 to **January 11, 2014**, with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-07-30. This action is also based on the evidence in the record and findings and subject to the applicant's compliance with each and all of the conditions as specified in Resolution No. PC-10-2.

PASSED AND ADOPTED this 12th day of March 2012.

COLIN MCCARTHY
Chair, Costa Mesa Planning Commission

LOCATION MAP

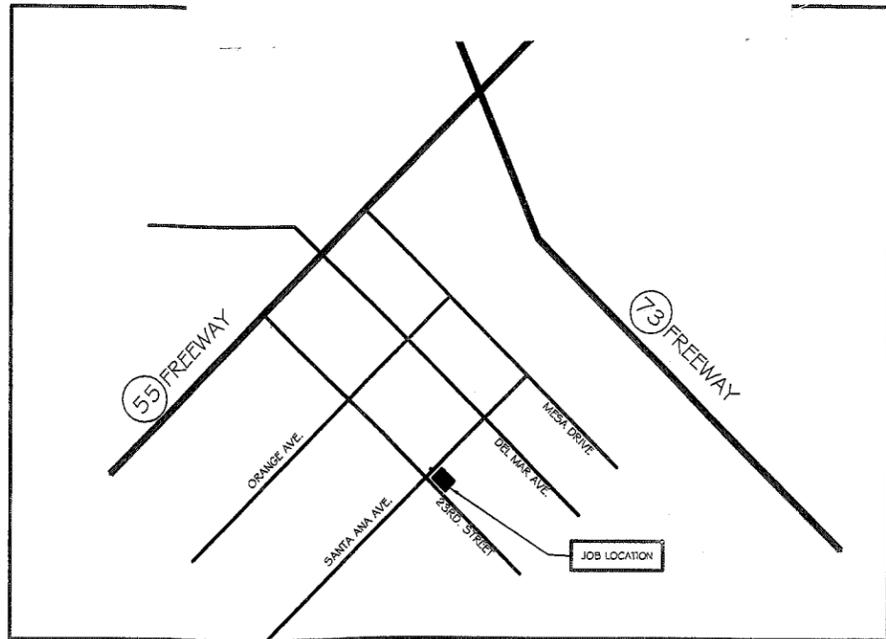


CZAJKOWSKIS' RESIDENCES

"SINGLE FAMILY HOMES"



ATTACHMENT 3



300 23RD. STREET
COSTA MESA, CA

VICINITY MAP

T-1. TITLE SHEET

- A-1. GENERAL SPECIFICATIONS
- A-2. EXISTING SITE PLAN
- A-3. EXISTING FLOOR PLAN
- A-4. PROPOSED SITE PLAN
- A-5. PROPOSED FIRST FLOOR PLAN
- A-6. PROPOSED SECOND FLOOR PLAN
- A-7. PROPOSED ROOF PLAN
- A-8. WEST ELEVATIONS
- A-9. EAST ELEVATIONS
- A-10. NORTH & SOUTH ELEVATIONS

SHEET INDEX

1. ALL WORK SHALL CONFORM TO THE CALIFORNIA BUILDING CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA MECHANICAL CODE AND CALIFORNIA ELECTRIC CODE (LATEST EDITIONS).
2. ALL APPLICABLE LOCAL AND STATE CODES.
4. "THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOLID PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM".

APPLICABLE CODES

PARCEL No. 119 - 332 - 20
TRACK No. 300 - LOT 102 - NWLY 74'-0"

LEGAL DESCRIPTION

- GENERAL:
1. ALL DETAILS, SECTIONS AND NOTES SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE NOTED. NOTES AND DETAILS ON DRAWINGS TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS.
 2. SEE ARCHITECTURAL DRAWINGS FOR DOORS, WINDOWS, NONBEARING INTERIOR AND EXTERIOR WALLS, ELEVATIONS, SLOPES, STAIRS, CURBS, DRAINS, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHES, ETC.
 3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT AND/OR OWNER'S AGENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK AND MATERIALS INCLUDED THOSE FURNISHED BY THE SUBCONTRACTORS.
 4. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING BUILDING CODE.
 5. ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE UNLESS OTHERWISE NOTED.
 6. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY OF THE WORK INVOLVED.
 7. ALL CONCRETE IS DESIGNED BY ULTIMATE STRENGTH DESIGN.

GENERAL NOTES

TO DEMOLISH ONE EXISTING SINGLE FAMILY HOME AND BUILD (2) NEW SINGLE FAMILY HOMES.

SCOPE OF WORK

EXISTING STRUCTURE			
FIRST FLOOR	1314 S.F.	GARAGE	420 S.F.
SECOND FLOOR	N/A	DECKS/BALCONIES	N/A
TOTAL LIVING AREA	1314 S.F.		
PLAN "A"			
FIRST FLOOR	982 S.F.	GARAGE	441 S.F.
SECOND FLOOR	1120		
AREA OPEN TO BELOW	* 60 S.F.		
TOTAL LIVING AREA	2102 S.F.		
2ND FLOOR AREA: 1120 = 78% 1ST. FLOOR AREA			
PLAN "B" 982 + 441 * 83% w/2nd-floor volume			
FIRST FLOOR	942 S.F.	GARAGE	451 S.F.
SECOND FLOOR	1098 S.F.		
AREA OPEN TO BELOW	* 67.5 S.F.		
TOTAL LIVING AREA	2040 S.F.		
2ND FLOOR AREA: 1098 = 78% 1ST. FLOOR AREA			
942 + 451 * 84% w/2nd-floor volume			

SUMMARY (PLANS A & B)

TOTAL BUILDING AREA (GARAGE INCLUDED)	5034 S.F.
TOTAL DRIVEWAY AREA	680 S.F.
LOT COVERAGE:	
LOT SIZE	7400 S.F.
TOTAL BUILDING FOOTPRINT	2816 + 680 (DRIVEWAYS) = 3496 S.F.
LOT COVERAGE	47.24 %
OPEN SPACE	52.76 % OF TOTAL LOT AREA

AREA ANALYSIS

BUILDING CONSTRUCTION:
TYPE: V-N
OCCUPANCY CLASSIFICATION:
GROUP: R3
OWNER:
MR. MIKE CZAJKOWSKI
300 23RD STREET
COSTA MESA, CA
PHONE: 714 - 928 6220

BUILDING DATA

A.	AND	C.J.	CONSTRUCTION / CONTROL JOINT	ELEV.	ELEVATION, ELEVATOR	GWB.	GYPSUM WALL BOARD	N.	NORTH	S.	SOUTH
Δ	ANGLE	CLG.	CEILING	EMER.	EMERGENCY ENCL.	GYP. BD.	GYPSUM BOARD.	N.I.C.	NOT IN CONTRACT	S.A.	SUPPLY AIR
□	SQUARE	CLO.	CLOSET	ENCL.	ENCLOSURE			NO. OR #	NUMBER	S.C.	SOLID CORE
⊙	CENTERLINE	CLR.	CLEAR	EQ.	EQUIPMENT	H.B.	HOSE BIBB	N.T.S.	NOT TO SCALE	S.CHD.	SCHEDULE
φ	DIAMETER	C.M.U.	CONCRETE MASONRY UNIT	E.Q.	ELECTRIC	H.C.	HOLLOW CORE	O.A.	OVERALL	SECT.	SECTION
▬	PLATE / PROPERTY LINE	CNTRSNK.	COUNTERSINK	E.W.C.	ELECTRIC WATER COOLER	HCP.	HANDICAP	O.C.	ON CENTER	S.F.	SQUARE FEET
A.B.	ANCHOR BOLT	CNTR. TOP	COUNTER TOP	EXP.	EXISTING EXPANSION	CDWD.	CORNER	O.D.	OUTSIDE DIAMETER	SH.	SHELF
A.B.C.	AGGREGATE	COL.	COLUMN	EXT.	EXTERIOR	HDWR.	HARDWARE	O.F.C.I.	OWNER FURNISHED / CONTRACTOR INSTALLED	SHR.	SHOWER SHEET
A.C.	AIR CONDITIONING	CONC.	CONCRETE	F.D.	FLOOR DRAIN	H.M.	HOLLOW METAL	OFF.	OFFICE	SNL.	SIMILAR
A.C.OUS.	ACOUSTICAL	CONN.	CONNECTION	F.DN.	FOUNDATION	HORIZ.	HORIZONTAL	OPNG.	OPENING	SQ.	SQUARE
A.C.	ASPHALTIC	CONSTR.	CONSTRUCTION	FDRGL.	FIBERGLASS	HT.	HEIGHT	OPP.	OPPOSITE	S.S.	STAINLESS STEEL
PAVING	CONCRETE PAVING	CONT.	CONTINUOUS	F.E.	FIRE	HW.	HOT WATER	PNLG.	PANELING	STD.	STANDARD
ADJ.	ADJUSTABLE	CORR.	CORRIDOR	F.FE.	FIRE EXTINGUISHER	I.D.	INSIDE	PAR.	PARAPET	STL.	STEEL
A.F.F.	ABOVE FINISH FLOOR	CORR. CONTR.	CORRIDOR CONTRACTOR	F.FE.	FIRE EXTINGUISHER CAB.	INSUL.	INSULATION	PARTN.	PARTITION	STOR.	STORAGE
AGGR.	AGGREGATE	CTR.	CENTER	F.FE.	FINISH FLOOR	INT.	INTERIOR	PBWL.	PAPER BACKED WIRE LATH	STRUC.	STRUCTURAL
ALUM.	ALUMINUM	C.W.	COLD WATER	F.FE.	FINISH GRADE	INV.	INVERT	PL.	PLATE OR PROPERTY LINE	SYM.	SYMMETRICAL
ALT.	ALTERNATE	DBL.	DOUBLE	F.FE.	FINISH GRADE	JAN.	JANITOR	PL.	PLATE OR PROPERTY LINE	T.	TREAD
APPROX.	APPROXIMATE	DEPT.	DEPARTMENT	F.G.	FINISH GRADE	JT.	JOINT	P.LAM.	PLASTIC LAMINATE	TEL.	TELEPHONE
ARCH.	ARCHITECTURAL	D.F.	DRAINAGE FLOW	F.H.C.	FIRE HOSE CABINET	KIT.	KITCHEN	PLAS.	PLASTER	T & G	TONGUE AND GROOVE
ASPH.	ASPHALT	DIA.	DIAMETER	F.H.C.	FIRE HOSE CABINET	LAM.	LAMINATE	PR.	PLASTER	THK.	THICK
BD.	BOARD	DIM.	DIMENSION	FIN.	FINISH	LAV.	LAVATORY	P.V.C.	POLYVINYL CHLORIDE	T.O.	TOP OF CURB
BLDG.	BUILDING	DISP.	DISPENSER	FLSH'G	FLASHING	L.F.	LINEAT FOOT	PWD.	PLYWOOD	T.O.C.	TOP OF CURB
BLK.	BLOCK	DN.	DOWN	FLR.	FLOOR	LT.	LIGHT	Q.T.	QUARRY TILE	T.O.W.	TOP OF WALL
BLKG.	BLOCKING	DN.SPT.	DOWNSPOUT	FLUR.	FLUORESCENT	MAX.	MAXIMUM	R.	RADIUS/RISER	T.S.	TUBE STEEL
BM.	BEAM	D.O.	DOOR OPENING	FRMG.	FRAMING	M.B.	MACHINE BOLT / MODIFIED BITUMINOUS	R.A.	RETURN AIR	T.T.B.	TELEPHONE TERMINAL BOARD
B.O.	BOTTOM OF	DTL.	DETAIL	FT.	FOOT OR FEET	MECH.	MECHANICAL	R.D.	ROOF DRAIN	UNTYP.	TYPICAL
BOT.	BOTTOM	DWR.	DRAWING DRAWER	FTG.	FOOTING	MED.CAB.	MEDICINE CABINET	REDWD.	REDWOOD	UNLESS NOTED OTHERWISE	
B.U.	BUILT-UP	E.	EAST	FURN.	FURNITURE	MEMB.	MEMBRANE	REF.	REFERENCE	UR.	URINAL
CAB.	CABINET	E.A.	EACH	FURR.	FURRING	MFR.	MANUFACTURER	REFRIG.	REFRIGERATOR	V.C.T.	VINYL COMPOSITION TILE
C.B.	CORNER BEAD	E.J.	EXPANSION JOINT	GA.	GAUGE	MISC.	MISCELLANEOUS	REINF.	REINFORCED	VERT.	VERTICAL
C.T.	CERAMIC TILE	ELEC.	ELECTRICAL	GALV.	GALVANIZED	M.O.	MOISTURE	RESQ'D	REQUIRED	VTR.	VENT-THRU ROOF
CHAN. (C)	CHANNEL	ELEC. PAN.	ELECTRICAL PANELBOARD	GRAB BAR	GRAB BAR	M.R.	MASONRY OPENING	RES'L	RESILIENT	W.	WEST
CL.	CAST IRON			GL.	GLASS	MUL.	MULLION	ROOM	ROOM	W/ & W/O	WITH AND WITHOUT
CL.P.	CAST IN PLACE			GL.BM.	GLASS LAM BEAM			ROOF'G	ROOFING	W.C.	WATER CLOSET
				GR.	GRADE			R.O.	ROUGH OPENING	WD.	WOOD
				GRND.	GRADE			R.W.C.	RAIN WATER CONDUCTOR	WDM.	WINDOW
								R.W.L.	RAIN WATER LEADER	WR.	WEATHERPROOF
										W.S.	WATER RESISTANT
										WT.	WEIGHT

ABBREVIATIONS

CZAJKOWSKIS' RESIDENCES

TITLE SHEET

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

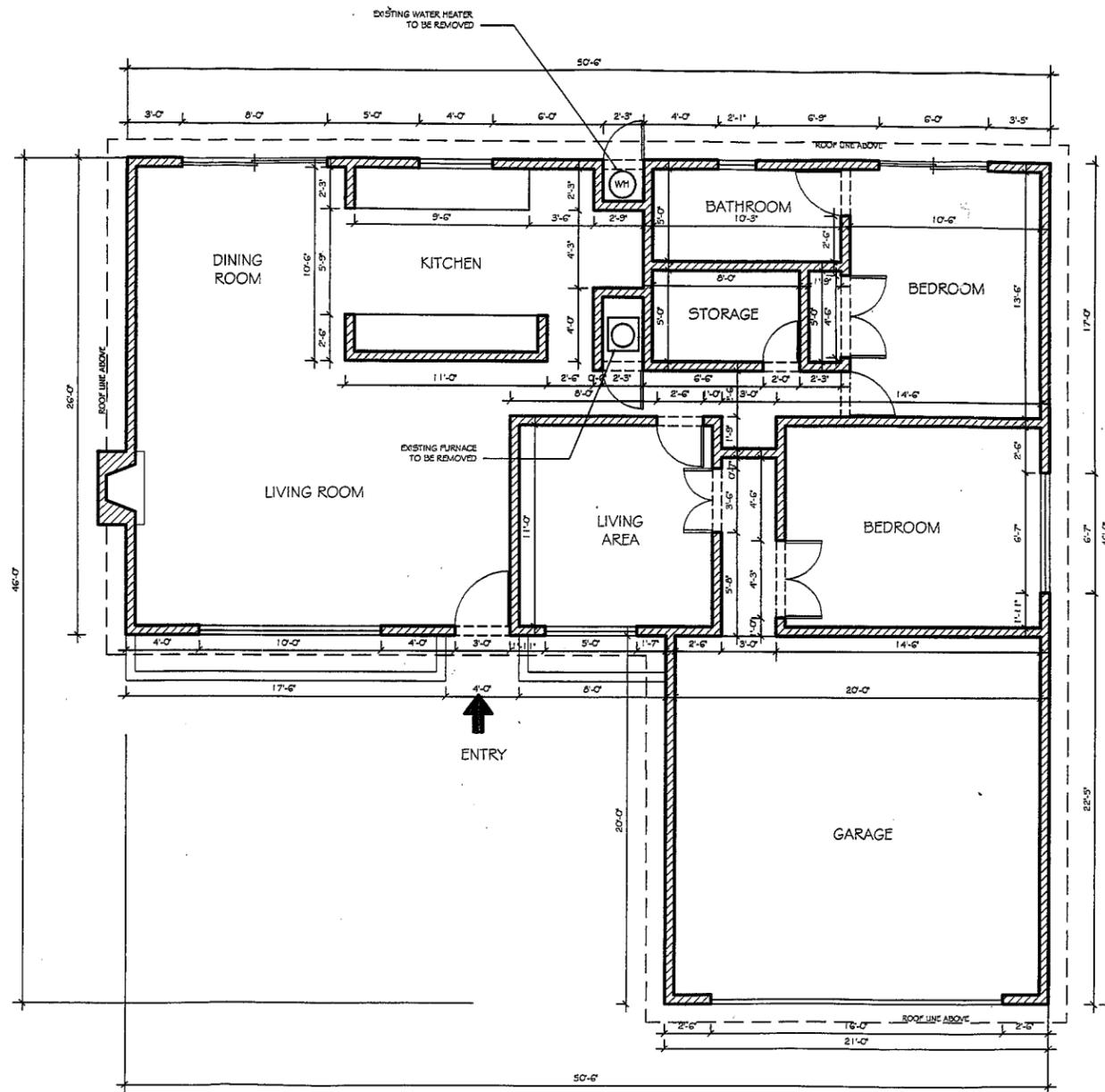
DESIGNED BY: MIKE CZAJKOWSKI
300 23RD ST
COSTA MESA, CA
714 - 928 6220

DRAWN BY: H.B.C.

ISSUE DATE: 11.03.09

SHEET #:

OF:



EXISTING FLOOR PLAN
Scale : 1/4" = 1'-0"

- INDICATES NEW WALL
- INDICATES NEW PROPOSED ADDITION WALL
- ▨ INDICATES EXISTING WALL TO BE REMOVED
- - - INDICATES EXISTING WALL BELOW

REVISION	BY

CZAJKOWSKIS' RESIDENCES
300 23RD. STREET
COSTA MESA, CA

CONTENTS:
EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"	
DESIGNED BY: MIKE CZAJKOWSKI 300 23RD STREET COSTA MESA, CA 714 - 928 9220	
DRAWN BY: B.C.H	
ISSUE DATE: 11.03.09	PROJECT #:
SHEET #:	SHEET #:
CP:	A-3

TENTATIVE PARCEL MAP NO. 2007-174

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

THE NORTHWESTERLY 74 FEET OF THE SOUTHWESTERLY 100 FEET OF LOT 102 OF THE TRACT NO. 300 AS SHOWN ON A MAP RECORDED IN BOOK 14, PAGES 11 AND 12, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, STATE OF CALIFORNIA.



VICINITY MAP
NOT TO SCALE

SCALE: 3/32" = 1'-0"

LEGEND

- TC = TOP OF CURB
- FL = FLOW LINE
- GFF = GARAGE FINISH FLOOR
- FF = FINISH FLOOR
- TP = TOP OF PLANTER
- GB = GRADE BREAK
- WV = WATER VALVE
- FS = FINISH SURFACE
- NG = NATURAL GROUND
- WM = WATER METER
- TBM = TEMPORARY BENCHMARK
- BW = BACK OF WALK
- SCO = SEWER CLEANOUT
- PP = POWER POLE
- CONC = CONCRETE
- CF = CURB FACE

ACREAGE:

PARCEL 1 0.170 ACRES

NUMBER OF PROPOSED PARCELS:

1 NUMBERED PARCEL

ASSESSOR'S PARCEL No.:

119-332-20

OWNER/SUBDIVIDER

MIKE CZAJKOWSKI
300 E. 23RD STREET
COSTA MESA, CA 92627

DATE PREPARED

JULY 6, 2007 (REVISED ON 11.03.09)

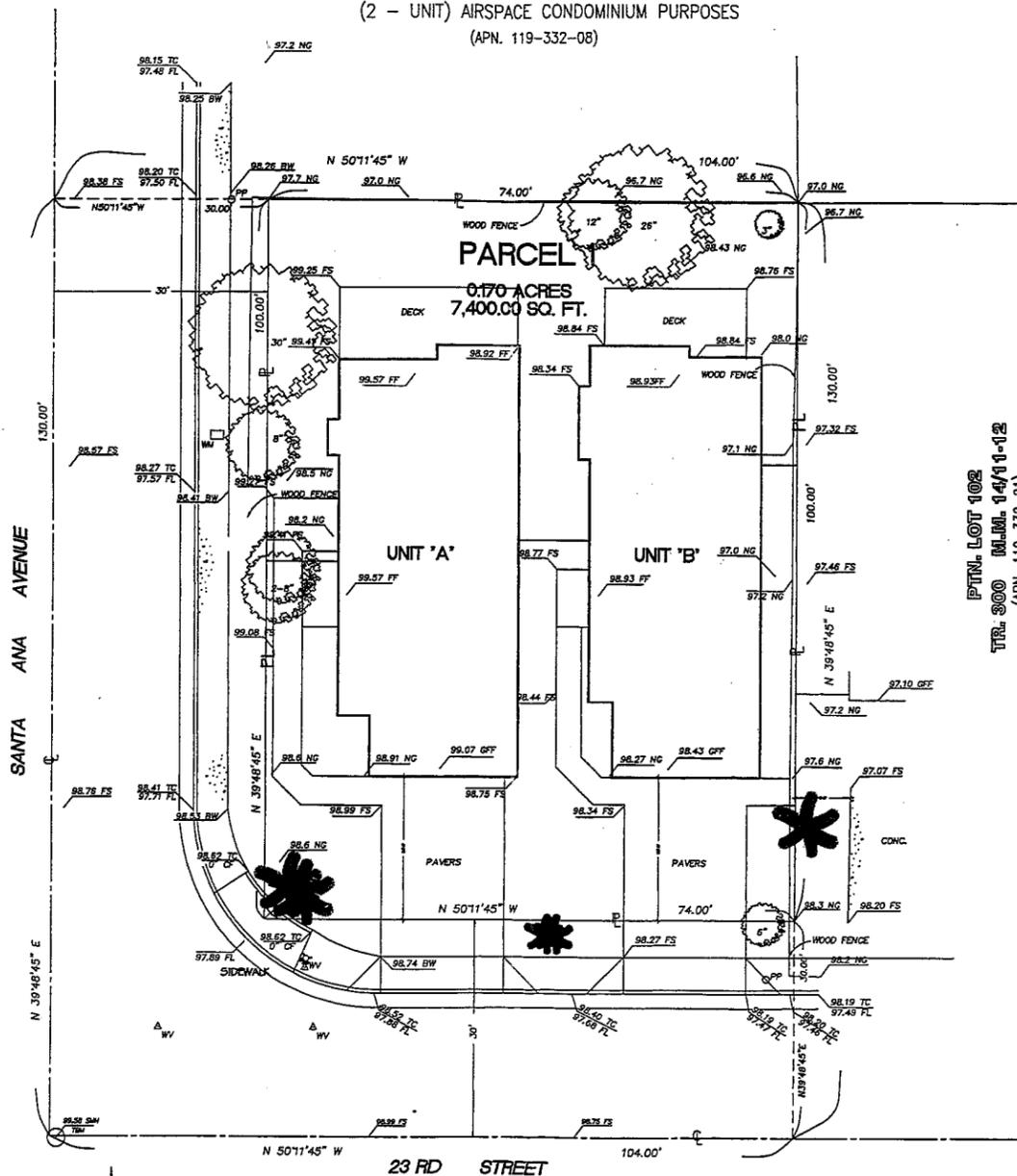
UTILITIES

- ELECTRIC** : SOUTHERN CALIFORNIA EDISON
390 EAST 17TH STREET
COSTA MESA, CALIFORNIA 92627
800-655-4555
- GAS** : SOUTHERN CALIFORNIA GAS COMPANY
3835 WEST FIRST STREET
SANTA ANA, CALIFORNIA
- WATER** : MESA CONSOLIDATED WATER DISTRICT
1965 PLACENTIA AVE.
COSTA MESA, CALIFORNIA 92627
949-631-1200
- SEWER** : COSTA MESA SANITATION DISTRICT
800-427-2200
- TELEPHONE** : AT&T
800-310-2355
- CABLE** : TIME WARNER CABLE
714-549-7590

LEGAL DESCRIPTION

THE NORTHWESTERLY 74 FEET OF THE SOUTHWESTERLY 100 FEET OF LOT 102 OF TRACT 300 IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP THEREOF RECORDED IN BOOK 14 PAGES 11 & 12 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY.

PTN. LOT 102
TR. 300 M.L.M. 14/11-12
(2 - UNIT) AIRSPACE CONDOMINIUM PURPOSES
(APN. 119-332-08)



PTN. LOT 102
TR. 300 M.L.M. 14/11-12
(APN. 119-332-21)
SINGLE FAMILY RESIDENCE

EASEMENTS

RIGHTS OF WAY OVER AND ACROSS SAID LAND FOR THE PURPOSES OF INSTALLING, MAINTAINING, REPLACING AND REPAIRING WATER PIPE LINES, DITCHES OR OTHER CONDUITS FOR THE DISTRIBUTION OF WATER, AS GRANTED TO SANTA ANA HEIGHTS WATER COMPANY BY DEED RECORDED JANUARY 31, 1927 IN BOOK 5, PAGE 415, OFFICIAL RECORDS. (NOT LOCATABLE)

RIGHTS OF WAY OVER AND ACROSS SAID LAND FOR ELECTRIC LIGHT, POWER AND TELEPHONE LINES, ALL OF SAID RIGHTS OF WAY TO FOLLOW THE PROPERTY LINES AS NEARLY AS PRACTICABLE, AS RESERVED IN THE DEED FROM TITLE GUARANTEE AND TRUST COMPANY, A CORPORATION, RECORDED AUGUST 18, 1937 IN BOOK 906, PAGE 206 OF OFFICIAL RECORDS. (NOT LOCATABLE)

SURVEYOR

SOUTH COAST SURVEYING
3214 CLAY STREET
NEWPORT BEACH, CA 92663
949-831-8840

FLOOD ZONING INFORMATION

DOES NOT FALL WITHIN FLOOD ZONE

ZONING INFORMATION

SINGLE FAMILY

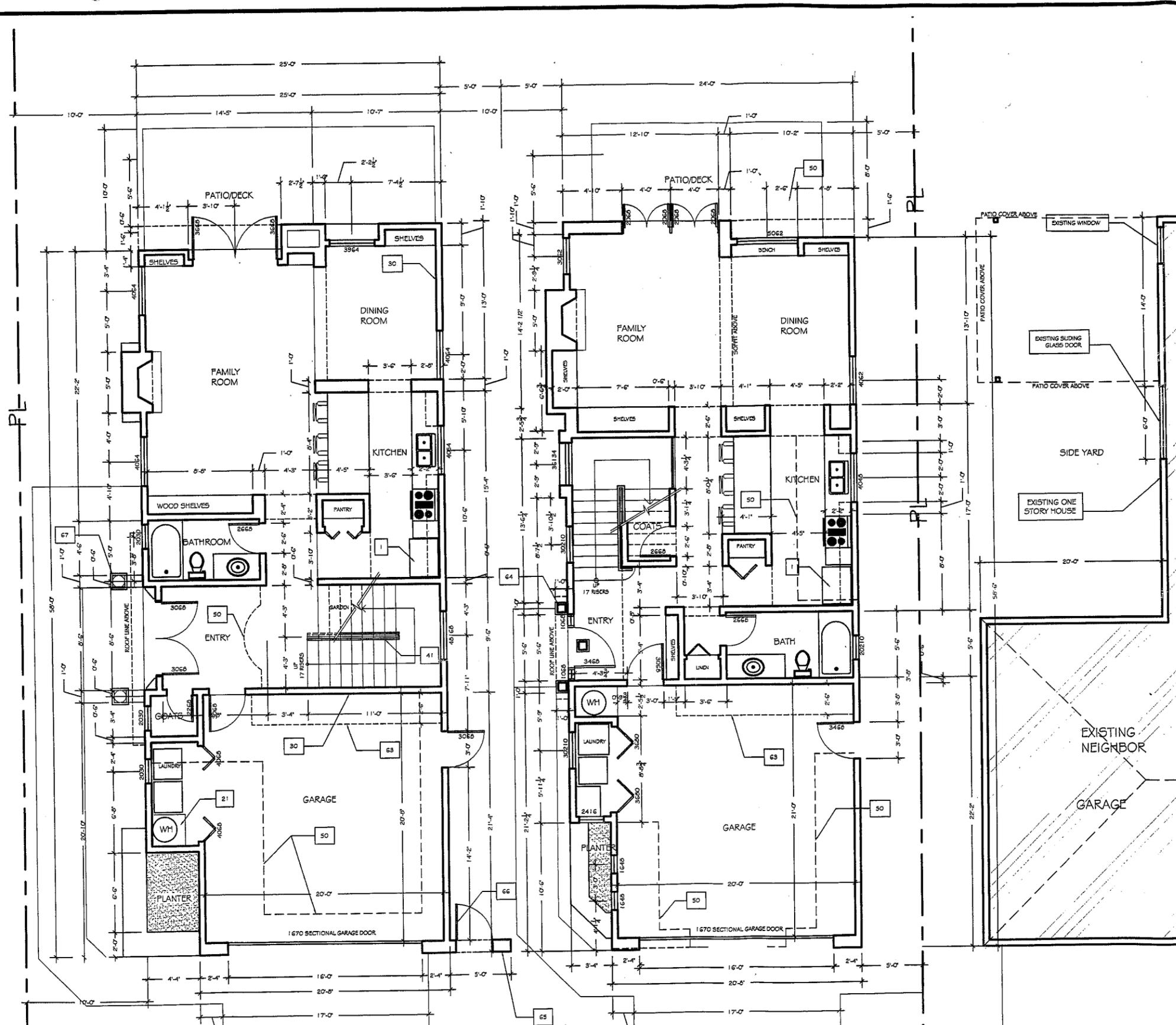
PREPARED BY

MATTHEW K. GILBERT P.L.S. 6723
MY LICENSE EXPIRES SEPTEMBER 30, 2008



BASIS OF BEARING

N 39°48'45" E
CENTERLINE OF SANTA ANA AVENUE AS SHOWN ON A MAP RECORDED AS TR 300, IN BOOK 14, PAGES 11 & 12, RECORDS OF ORANGE COUNTY.



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
PLAN "A"

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
PLAN "B"

FLOOR PLAN NOTES

1. 30" CLEAR REFRIGERATOR SPACE. PLUMB FOR WATER SUPPLY. VERIFY WIDTH AND DEPTH IF BUILT-IN REFRIGERATOR.
2. PANTRY. SEE INTERIOR ELEVATIONS.
3. 30" SLIDE-IN RANGE-OVER COMBINATION W/ BUILT-IN HOOD, LIGHT & FAN (VENT TO OUTSIDE AIR).
4. 36" COOKTOP W/ METAL HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR).
5. 36" COOKTOP W/ DOWNDRAFT FAN (VENT TO OUTSIDE AIR).
6. 30" DROP-IN COOKTOP W/ MICROWAVE/ METAL HOOD, FAN, & LIGHT COMBINATION (ABOVE. VENT TO OUTSIDE AIR) AND 30" BUILT-IN OVEN BELOW.
7. 24" DOUBLE OVEN.
8. BUILT-IN MICROWAVE.
9. OPTIONAL TRASH COMPACTOR.
10. OPTIONAL RECYCLE BIN.
11. 5'-0" TUBSHOWER W/ WATER RESISTANT WAINSCOT TO 72" ABOVE DRAIN U.N.D. PROVIDE SHOWER CURTAIN ROD U.N.D.
12. PRE-CAST "LASCO" SHOWER PAN. SEE PLAN FOR SIZE. TILE TO 72" ABOVE DRAIN U.N.D.
13. HAND BUILT TILE SHOWER SEE PLAN FOR SIZE. TILE TO 72" ABOVE DRAIN U.N.D.
14. 50"x42" "LASCO ALANA" OVAL TUB W/ CERAMIC TILE WAINSCOT.
15. SHATTERPROOF GLASS SHOWER ENCLOSURE.
16. SHOWER SEAT. SEE PLAN FOR HEIGHT.
17. LINEN CABINET. SEE INTERIOR ELEVATIONS.
18. (5) EQUALLY SPACED SHELVES.
19. (5) VENT TO OUTSIDE AIR.
20. WH TO VENT TO OUTSIDE AIR.
21. PROVIDE A 18" HIGH WID. PLATFORM FOR WH OR P.A.U. PROVIDE COMBUSTION AIR TOP AND BOTTOM AND RETURN AIR GRILLS OR DUCT AS SHOWN ON HEATING PLAN AS REQUIRED FOR P.A.U. ONLY. IF P.A.U. AND WH ARE SIDE BY SIDE PROVIDE A 1" PLUMBING FITTING AT P.G. AND A COVER. 2" VENT CONNECTION FOR DBL. USE OF EQUIPMENT. (VERIFY)
22. 1 1/4" x 12" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
23. 3" DIA. BUMPER PIPE 36" HIGH W/ MIN. 1/2" EMBEDMENT.
24. 1 1/2" DIA. PRESSURE RELIEF VALVE, SCREENED AND LOUVERED.
25. 1 1/4" x 6" GARAGE EXHAUST VENT, SCREENED AND LOUVERED.
26. DRYER VENT (MAX. 14 ft. LENGTH INCLUDING (2) 90 DEGREE ELBOWS. PER U.M.C. 504.3)
27. PROVIDE WATER & WASTE FOR WASHER.
28. GAS DRIVERS INSTALLED IN A GARAGE MUST BE ELEVATED SO THAT PILOTS, SWITCHES, BURNERS AND HEATING ELEMENTS ARE A MINIMUM OF 18" ABOVE THE FLOOR LINE.
29. PROVIDE SMITTY PAN W/ DRAIN BENEATH WASHER.
30. 2x4 STUD WALL.
31. POBY WALL. SEE PLAN FOR HEIGHT.
32. BALLOON FRAMED WALLS. SEE STRUCTURAL FRAMING PLANS.
33. PLUMBING WASTE DROP FROM ABOVE.
34. 22" x 30" ATTIC ACCESS PANEL PER U.D.C. 1505.1.
35. P.A.U. IN ATTIC. PROVIDE 30" x 30" ATTIC ACCESS PANEL. (OR PER U.M.C. 307.3). PROVIDE FUEL GAS, LIGHT AND SWITCH.
36. METAL FIREPLACE. SEE MANUFACTURER'S SPECIFICATIONS FOR RAISED HEARTH REQUIREMENTS. SEE PLAN FOR BOX SIZE. PROVIDE P.G. AND KEY. HEATILATOR UL 127.
37. APPLIANCE FIREPLACE. PROVIDE P.G. (VERIFY) VENT EXTING AND TERMINATION REQUIREMENTS.
38. HEATILATOR ANSI Z 21.504-1996.
39. ELECTRICAL SERVICE PANEL (SEE UTILITY PLAN).
40. 24" x 24" SKYLIGHT.
41. 36" HIGH GUARDRAIL PER U.B.C. 509.1.
42. 34" x 30" HIGH HANDRAIL ABOVE NOSING PER U.B.C. 1003.3.3.6
43. NEVEL POST.
44. 2-LAYERS 5/8" TYPE "X" GYP. BD. FIRE SEPARATION AT CORNER.
45. FIRE SEPARATION BETWEEN HOUSE & GARAGE TO BE 5/8" TYPE "X" GYP. BD. W/ 64 COOLER NAILS AT 7" O.C.
46. FIRE SEPARATION BETWEEN 2ND FLR. & GAR. CLG. AND WALLS SUPPORTING 2ND FLR. TO BE 5/8" TYPE "X" GYP. BD.
47. 5/8" TYPE "X" GYP. BD. UNDER STAIRS AT ENCLDSD. USABLE SPACE 64 COOLER NAILS AT 7" O.C.
48. LINE OF CRIPPLE WALL ABOVE.
49. FIN. SOFFIT. SEE PLAN FOR HEIGHT.
50. LINE OF FLOOR ABOVE.
51. SHELF. SEE PLAN FOR HEIGHT.
52. EXPOSED WOOD BEAM.
53. DUCT CHASE. VERIFY W/ H.V.A.C. DRAWINGS.
54. RECESSED LUMINOUS CEILING. SEE FLOOR PLAN FOR SIZE AND SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
55. LINE OF SYNTHETIC STONE VENEER. SEE ELEVATION.
56. LINE OF MASONRY VENEER. SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR TOE FIG. RETURN DIMENSIONS.
57. LINE OF 4-2" WAINSCOT. SEE ELEVATION FOR HEIGHT.
58. LINE OF WAINSCOT FURRG. SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR MORE INFORMATION.
59. LINE OF DECORATIVE PORCH RAISING. SEE ELEVATION.
60. LINE OF EXTERIOR BALCONY GUARDRAIL. SEE ELEV. FOR SPEC. TOP OF GUARDRAIL SHALL NOT BE LESS THAN 36" IN HEIGHT. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. PER U.B.C. 509.3
61. PROVIDE DECK DRAINIS W/ OVERFLOW. PROVIDE BUILT-UP DECKING MATERIAL BEHIND DRAINIS SO TO DIVERTE WATER AWAY FROM CORNERS.
62. METHANE GAS VENT RISER. SEE METHANE GAS PROTECTION PLANS.
63. 72" H x 30" D. WALL CABINET (48" A.F.F.) FOR STORAGE AREA (200 OF MIN).
64. 6"x6" EXPOSED WOOD POSTS.
65. 12x16" STUCCO PLASTER AT ENTRY GATE
66. 36" WOOD ENTRY GATE
67. PLASTER / DECORATIVE POT COMBINATION

GENERAL PLAN NOTES

1. ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THK U.N.D. (SEE PLAN FOR SIZE). AT DOUBLE INTERIOR DOOR CONDITIONS PROVIDE DEADBOLT AT TOP OF INACTIVE DOOR.
2. ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1 3/8" THK EXTERIOR GRADE. (SEE PLAN FOR SIZE).
3. ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1 3/8" THK. SELF CLOSING AND TIGHT FITTING. (SEE PLAN FOR SIZE)
4. ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THK. (SEE PLAN FOR SIZE). AT DOUBLE ENTRY DOOR PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
5. ALL EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 3/4" THK (SEE PLAN FOR SIZE). AT DOUBLE FRENCH DOOR PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
6. BUILDER SHALL VERIFY W/ WINDOW MANUFACTURER THAT ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES AND HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR (PER U.B.C. 310.4). WINDOWS NOT MEETING THESE REQUIREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.

REVISION

CZAJKOWSKIS' RESIDENCES

300 23RD. STREET

PROPOSED FIRST FLOOR PLAN

COMMENTS:

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

DESIGNED BY:
MIKE CZAJKI
300 23RD STREET
COSTA MESA
714-928-8220

DRAWN BY:
B.C.H

ISSUE DATE:
11.03.09

SHEET #:

OR:



WEST ELEVATION (PLAN B)

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

CONSTRUCTION NOTES

1. CMU WALL W/ STUCCO AND STONE COMBINATION FINISH.
2. WOOD SHINGLE FTD. O/ 2 LAYERS OF GRADE 'D' PAPER, O/ PLYWOOD SHEATHING
3. NEW 7/8" STUCCO FINISH O/ WIRE MESH, O/ (2) LAYERS OF 60 MIN. GRADE D PAPER.
4. NEW 2X WOOD TRIM.
5. 7" EXPOSURE - PAINTED HARDIE PLANK SIDING, O/ 15 lb. FELT PAPER, O/ PLYWOOD SHEATHING.
6. 4x EXPOSED WOOD COLUMNS
7. CLAY 'S' TILE (CAPISTRANO EAGLE TILE), O/ 30 lb. FELT PAPER, O/ PLYWOOD SHEATHING
8. 4x EXPOSED CORBELS OR WOOD BRACKETS.
9. STONE VENEER (RIVER ROCK)
10. 24" X 24" SKYLIGHT
11. 4x @ 24" O.C. EXPOSED RAFTER TAILS.
12. COMPOSITION SHINGLE CLASS 'A' O/ 30 lb. FELT PAPER, O/ PLYWOOD SHEATHING.
13. 42" H. WOOD GUARDRAIL W/ 2X PICKETS @ 4" O.C. MAX.
14. WROUGHT IRON RAILING W/ 3/4" SOLID PICKETS @ 4" O.C.
15. SMOOTH STUCCO FINISH, O/ WIRE MESH, O/ 2 LAYER OF TYPE 'D' PAPER, O/ PLYWOOD SHEATHING.
16. LIMESTONE DOOR AND WINDOW TRIMS.
17. DECORATIVE PRECAST CONCRETE COLUMN.
18. STONE VENEER (CULTURE STONE - MODEL # COBBLEFIELD)

- NOTES:
- A. PROVIDE WATER CLOSET (TOILET) WHICH USE NO MORE THAN 1.6 GALLONS PER FLUSH. (P.C. 402.3)
KOHLER SELECT- TANK #4620-0, BOWL # 4276-0
 - B. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE. (P.C 402.3)
 - C. 'DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE'
 - D. ENCLOSED USABLE SPACE UNDER A STAIRWAY REQUIRES ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON ENCLOSED SIDE. (1 003.3.3.5)
PROVIDE 5/8" TYPE X GYPSUM BOARD ON INTERIOR WALLS AND SOFFIT AREA.
 - E. PROVIDE WOOD DOORS & WINDOWS FOR UNIT TYP. A AND DARK BRONZE ALUM. DOORS & WINDOWS FOR UNIT TYP. B.
 - F. PROVIDE OBSCURE GLASS (TINTED) ON THE EAST ELEVATION OF UNIT 'B'.

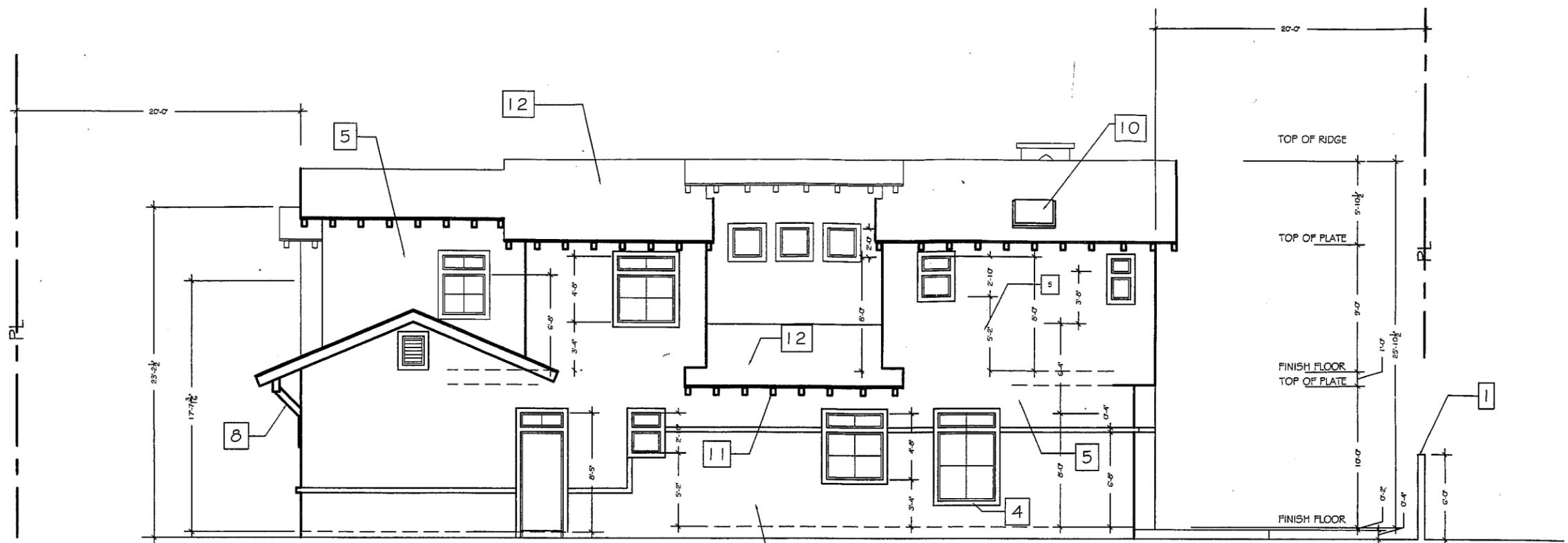


WEST ELEVATION (PLAN A)

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

CONTENTS:

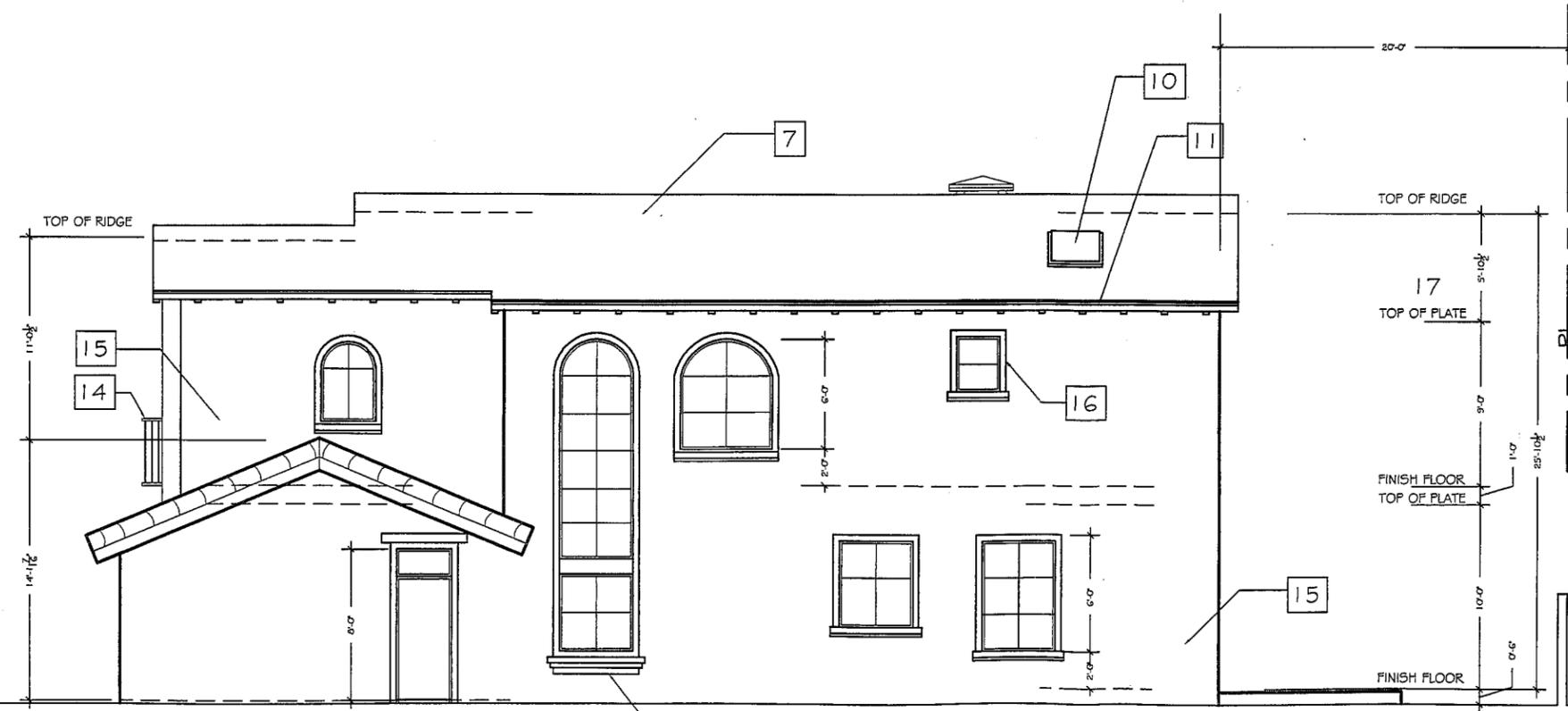
SCALE:	1/4" = 1'-0"
DESIGNED BY:	MIKE CZAJKI 300 23rd STRE COSTA MESA, 714 - 628 6220
DRAWN BY:	B.C.H
ISSUE DATE:	11.03.09
SHEET #:	
OF:	



EAST ELEVATION (UNIT B)
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES

1. CMU WALL W/ STUCCO AND STONE COMBINATION FINISH.
 2. WOOD SHINGLE PTD. O/ 2 LAYERS OF GRADE "D" PAPER, O/ PLYWOOD SHEATHING
 3. NEW 7/8" STUCCO FINISH O/ WIRE MESH, O/ (2) LAYERS OF 60 MIN. GRADE D PAPER.
 4. NEW 2X WOOD TRIM.
 5. 7" EXPOSURE - PAINTED HARDIE PLANK SIDING, O/ 15 lb. FELT PAPER, O/ PLYWOOD SHEATHING.
 6. 4x EXPOSED WOOD COLUMNS
 7. CLAY "S" TILE (CAPISTRANO EAGLE TILE), O/ 30 lb. FELT PAPER, O/ PLYWOOD SHEATHING
 8. 4x EXPOSED CORBELS OR WOOD BRACKETS.
 9. STONE VENEER (RIVER ROCK)
 10. 24" X 24" SKYLIGHT
 11. 4x @ 24" O.C. EXPOSED RAFTER TAILS.
 12. COMPOSITION SHINGLE CLASS "A" O/ 30 lb. FELT PAPER, O/ PLYWOOD SHEATHING.
 13. 42" H. WOOD GUARDRAIL W/ 2X PICKETS @ 4" O.C. MAX.
 14. WROUGHT IRON RAILING W/ 3/4" SOLID PICKETS @ 4" O.C.
 15. SMOOTH STUCCO FINISH, O/ WIRE MESH, O/ 2 LAYER OF TYPE "D" PAPER, O/ PLYWOOD SHEATHING.
 16. LIMESTONE DOOR AND WINDOW TRIMS.
 17. DECORATIVE PRECAST CONCRETE COLUMN.
 18. STONE VENEER (CULTURE STONE - MODEL # COBBLEFIELD)
- NOTES:
- A. PROVIDE WATER CLOSET (TOILET) WHICH USE NO MORE THAN 1.6 GALLONS PER FLUSH. (P.C. 402.3). KOHLER SELECT-TANK #4620-0, BOWL # 4276-0
 - B. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE. (P.C. 402.3)
 - C. "DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE"
 - D. ENCLOSED USABLE SPACE UNDER A STAIRWAY REQUIRES ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON ENCLOSED SIDE. (1003.3.3.9) PROVIDE 5/8" TYPE X GYPSUM BOARD ON INTERIOR WALLS AND SOFFIT AREA.
 - E. PROVIDE WOOD DOORS & WINDOWS FOR UNIT TYP. A AND DARK BRONZE ALUM. DOORS & WINDOWS FOR UNIT TYP. B.
 - F. PROVIDE OBSCURE GLASS (TINTED) ON THE EAST ELEVATION OF UNIT "B".



EAST ELEVATION (UNIT A)
SCALE: 1/4" = 1'-0"

