PLANNING COMMISSION AGENDA REPORT

MEETING DATE: APRIL 23, 2012 ITEM NUMBER: VI. 4

SUBJECT: PLANNING APPLICATION PA-11-28 AND TENTATIVE TRACT MAP 17435 FOR A SIX-UNIT COMMON INTEREST DEVELOPMENT AT 2070 MAPLE AVENUE

DATE: APRIL 12, 2012

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES

PRESENTATION BY: MINOO ASHABI, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, AIA (714) 754-5610
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DESCRIPTION

The proposed project involves the development of a six-unit common interest development on a 0.31-acre site located at 2070 Maple Avenue in the City of Costa Mesa. The project includes the following:

- ***Master Plan PA-11-28*** for development of a six-unit Residential Common Interest Development. The application includes the following requested deviations from Code requirements, Urban Plan standards, or Residential Design Guidelines:

  1. Minimum lot size (one acre lot required, 0.31-acre proposed)
  2. Rear yard setback (20 feet required, 10 feet proposed)
  3. Minimum and average lot size for condominium lots (3,000 SF min. and 3,500 SF avg. required, 1,541 SF and 1,774 SF proposed)
  4. Minimum front yard landscape setback (20 feet required, 3 feet proposed)
  5. Minimum overall open space (40% required, 30% proposed)
  6. Minimum private open space (400 SF required, 242 SF proposed)
  7. Deviation from Residential Design Guidelines for bulk/massing.

- ***Tentative Tract Map 17435*** for residential subdivision of the parcel into six-unit common interest development for ownership.

APPLICANT

The applicant is Bryan Coggins of The Preface Group.

RECOMMENDATION

Approve or deny the proposal, by adoption of Planning Commission resolution.

PLANNING APPLICATION SUMMARY

Location: 2070 Maple Avenue Application: PA-11-28, TTM 17435

Request: Planning Application PA-11-28 and Tentative Tract Map for subdivision of one parcel for development of six detached units

SUBJECT PROPERTY:

Zone:	R2-HD
General Plan:	HDR
Lot Dimensions:	75' x 180'
Lot Area:	13,500 SF (0.31 acres)
Existing Development:	Single-family unit

SURROUNDING PROPERTY:

North:	Multiple-family residential
South:	Multiple-family residential
East:	Multiple-family residential
West:	Multiple-family residential

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed*	Proposed/Provided
Lot Size:		
Lot Area (Development Lot)	One acre	13,500 SF[1]
Minimum Lot Size	3,000 SF	1,541- 1,953 SF[1]
Average Lot Size	3,500 SF	1,775 SF[1]
Density:		
Zone	2,178 SF	2,250 SF
General Plan	20 du/are	19.35 du/acre
Building Coverage (Development Lot):		
Buildings		4,086 SF (30%)
Paving		3,478 SF (25%)
Open Space (Total Site)	5,400 SF (40%)	4,128 SF (30%) [2]
Private Open Space	400 SF	242 SF [3]
Building Height:	3 Stories/45 FT	3 Stories/35 FT includes roof deck
Chimney Height	NA	NA
First Floor Area	NA	735 SF
Second Floor Area	NA	707 SF
2nd Floor % of 1st Floor (2)	80%	110% (2nd floor) [4] 110 % (3rd floor)
Distance Between Buildings	10 feet	10'- 6"
Setbacks (Building)		
Front	20 FT	20 FT.*
Side (left/right)	5 FT (1-Story) 10 FT Avg. (2-Story)	7.1 Ft (1-Story) [5] 7.1 FT Avg. (2-Story) 7.1 Ft Avg. (3-Story)
Rear	10 FT (1-Story) 20 FT (2-Story)	10 FT (1st and 2nd floor) [6] 7 FT (3rd floor)
Setback (wall and fence)	10 FT	N/A
Parking:		
Covered	2 Spaces each	2 spaces each
Open	2 Spaces each	2 space provided in common areas [7]
TOTAL	12 Spaces	12 Spaces
Min. Driveway Width:	16 FT	25 FT**

NA = Not Applicable or No Requirement. *Includes required development standards in Urban Plan and Zoning Code.
(1) Deviation from required minimum lot size.
(2) Deviation from open space requirement
(3) Deviation from private open space
(4) Deviation from Residential Design Guidelines requested
(5) Deviation from side yard setback
(6) Deviation from rear yard setback
(7) Four compact stalls are proposed
* parking spaces encroach 17 feet in the front landscape setback (see staff report)
** second floor and third encroach into the driveway

CEQA Status	Exempt, Class 3 (New Construction)
Final Action	Planning Commission

BACKGROUND

Project Location

The proposed project is located at 2070 Maple Avenue across from Knowell Place (Attachment 2). The site is 13,500 square feet in area, zoned R2-HD (Multiple-Family Residential), and designated as High Density Residential. The site is also within the Mesa West Residential Ownership Urban Plan. There is an existing single-family residence on the property.

Density Bonus - Mesa West Residential Ownership Urban Plan

The site is also located within the Residential Ownership Urban Plan area which allows a density bonus of up to 20 dwelling units an acre for qualified projects on a minimum one-acre sized lot, subject to discretionary approval. The project site is zoned R2-HD, which would allow up to three units at 12 du/acre.

The Urban Plan allows a density bonus for R2-HD zoned properties from 12 dwelling units per acre to 20 dwelling units per acre. In this case, the Urban Plan allows a density bonus of one unit to promote ownership housing in the Westside (three units allowed per existing zoning; six units allowed per Urban Plan).

ANALYSIS

Project Description

The applicant is proposing six residential parcels and a common lot for a common interest development for ownership. The lots sizes range from 1,541 square feet to 1,953 square feet. The City's Zoning Code requires an average lot size of 3,500 square feet and a common lot for small lot common interest developments. This development is within the Mesa West Residential Ownership urban plan that allows deviations from development standards to be considered by the Planning Commission.

Building Design

The proposed residential units include three levels of living space and an approximately 132 square feet roof deck accessible by an exterior stairway on the third level. The homes are modern in design with metal awnings, horizontal siding, and metal railings for the balconies and roof deck enclosures. The second floor and third floor footprints are larger than the first floor with a shallow cantilever on the front and a three-foot cantilever on the side. This is a deviation from the City's Residential Design Guidelines that requires an 80 percent second floor to first floor ratio.

Parking

Each unit is provided with a standard two-car garage. The proposed layout also includes 12 open parking spaces provided throughout the site and two tucked between units. The provided number of open parking spaces is consistent with the zoning code requirements. However, since parking spaces are not immediately adjacent to two of the units (Parcel 3 and Parcel 4) the applicant has proposed that these spaces be specified for inclusive use

of these units with the CC&Rs. In addition, the four parking spaces proposed fronting the property are only eight feet wide and 16 feet long; the standard residential parking space is 8 ½ minimum feet wide and 18 feet long per code.

Requested Deviations

The application includes a number of requests for deviations from the City's residential development standards, urban master plan standards, and residential design guidelines.

1. Minimum lot size (one-acre lot required, 0.31-acre proposed)
2. Rear yard setback (20 feet required, 10 feet proposed)
3. Minimum and average lot size for condominium lots (3,000 SF min. and 3,500 SF avg. required, 1,541 SF and 1,775 SF proposed)
4. Minimum front yard landscape setback (20 feet required, 3 feet proposed)
5. Minimum overall open space (40% required, 30% proposed)
6. Minimum private open space (400 SF required, 242 SF proposed)
7. Deviation from Residential Design Guidelines for bulk/massing.

Staff believes that project is an improvement to the site and meets the main objectives of the urban plans to promote development by flexible development standards. However, given the requested deviations, aesthetics and livability of the units can be compromised. Where justifications for approval can be made from a land use perspective, staff provides this information. Staff has also included discussion regarding the deviations. Resolutions for approval and denial are attached for Planning Commission consideration.

The following section includes a comprehensive analysis of the merits and requested deviations of the proposal.

Deviations Which May Have Justifications

- *Deviation to allow parking within the front setback and reduce the overall open space to 30 percent.* Each unit is designed with a small private yard (10' x 16') and a side yard. The common driveway and parking areas cover about 40 percent of the site including the front landscape setback, which is reduced from 20 feet to three feet to allow for four parking spaces.

  Condition No. 15 requires that in addition to the proposed pavers for the driveways, all parking areas be finished with pavers for consistency and to improve the appearance of the site from the street and to minimize the runoff.

- *Apart from the requested deviations, project complies with Zoning Code and intent of Residential Design Guidelines.*

  The overall architectural design promotes excellence and compatibility. The three-story structures are modern in design with flat roofs, contemporary accents and finishes and roof decks. The proposed units are not within the limits of 80 percent second-floor to first-floor ratio recommended in the City's Residential Design Guidelines; however the staggered wall design at the rear and front elevations diminishes the boxy design appearance from all four sides.

The deviation also contributes to reduced rear yard setbacks discussed above. Given that the structures are modern in design, incorporate various building materials, and include offsets and a roof deck to break the elevation mass, approval of this deviation does not promote an architecture that is out of character with the style and top heavy.

Condition No. 9 requires that no changes be allowed in the design of the elevations or placement of the windows without approval.

- *Apart from the compact spaces, project complies with the parking requirements.* Even though each unit is not provided with two open parking spaces in immediate proximity, the overall number of parking spaces meets the minimum requirements.

  Condition No. 19 requires that parking spaces be assigned to individual parcels and reflected in the CC&Rs. In addition, the compact spaces within the front are required to be provided with a sign that will restrict parking of standard size vehicles.

- *Deviation from private open space requirements.* Even though, private open space requirements are not met on ground floor; the units includes second floor balconies and third floor roof decks for private use of the residents.

  Condition No. 14 requires additional trees for screening so that these private open spaces are usable and do not impede with the privacy of the neighbors.

Deviations Requiring Policy Decisions

- *Deviations from Minimum Lot Sizes.* Three deviation requests are proposed:

  - *Development Lot Size:*
    Minimum one-acre lot required, 0.31-acre lot proposed;

  - *Minimum Dwelling Unit Lot Size:*
    3,000 sq.ft. required, 1,541 sq.ft. proposed;

  - *Minimum Average Dwelling Unit Lot Size:*
    3,500 sq.ft. required, 1,775 sq.ft. proposed;

  The urban plan's minimum lot size of one acre was intended to promote lot consolidation and redevelopment of larger parcels. Additionally, one-acre parcels (or greater) provide greater opportunities for site planning in compliance with residential development standards. The challenge with smaller lot is the physical size constraints of the land area, resulting in minimal opportunities for adequate setbacks and landscaping.

  On the other hand, one of the main objectives of the urban plans was to promote development by flexible development standards and to encourage owner-occupied housing. This proposal meets the intent of the urban plans in that it will

provide ownership opportunities in an area that is predominantly renter-occupied and promote economic vitality by new construction.

- *Reduced side yard and rear yard setback for three-story structure – the deviation allows for construction of three-story units with roof decks 5 feet and 7 feet from the side and rear property lines.*

  The urban plan allow for three-story structures that would typically have inevitable privacy and shade and shadow impacts to adjacent existing structures that are one and two stories. The property abuts a vacant parcel on the south and a parking area of a multiple family apartment complex on the rear. The structures include staggered wall design and articulation at the rear and sides reducing the boxy design appearance from all four sides. It is considered a policy decision to allow three-story structures at the proposed 5 feet side and 7 feet rear setback.

  Condition No. 14 requires installation of additional trees in the sides and rear yard areas for privacy reasons.

- *Deviation to allow reduced landscaping and small parking spaces in front landscape setback.* Four of proposed parking spaces are compact parking stalls and reduce the landscape setback to three feet (20-foot wide landscape area required, three-foot wide area proposed).

  Parking is provided throughout the site; however, given the small lot size, the landscape setback on front is reduced. In addition, the four parking spaces are smaller than the standard parking stall (feet required, 8' x 16' proposed). The reduced landscape may be justified since the reduced setback is not applicable to the buildings and only to the landscaped area. The combination of private and public right-of-way landscaping will provide a 13-foot wide area adequate for installation of trees and shrubs to screen the parking from the street frontage.

  Condition Nos. 14 and 15 requires installation of additional trees throughout the site and Condition No. 19 requires that the compact parking spaces be marked and restrict parking of standard size vehicles with recordation of the CC&Rs.

Tentative Map

If approved for the proposed deviations, the property is physically suitable to accommodate the subdivision for condominium purposes. Engineering staff have confirmed that there are no interferences with the City's or other utility right-of-way areas and/or easements within the tract.

GENERAL PLAN CONFORMITY

The proposed project is consistent with General Plan Land Use Objective LU-1E.1 that notes building densities/intensities for proposed new development projects shall not exceed the trip budget for applicable land use classifications, as identified in the Land Use Element.

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.

LEGAL REVIEW

The City Attorney's office has approved the attached resolutions and rezone ordinance as to form.

ALTERNATIVES

The Planning Commission may take the following actions:

1. Approve the proposed project by approving Planning Application PA-11-28 and Tentative Tract Map No. 17435.

2. Deny the proposed project. If the project were denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

The proposal meets the overall objectives of the Urban Plan by promoting ownership units. However, where justifications for approval can be made from a land use perspective, staff provides this information. Where policy direction is needed, staff has highlighted the relevant issues. Resolutions for approval and denial are attached for Planning Commission consideration.

MINOO ASHABI, AIA
Senior Planner

CLAIRE FLYNN
Acting Asst. Development Svs. Director

Attachments:
1. Planning Commission Resolution
2. Vicinity Map
3. Submitted Letter
4. Submitted Plans

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

RESOLUTION NO. PC-12-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-11-28, AND TENTATIVE TRACT MAP NO. 17435 FOR DEVELOPMENT OF A SIX-UNIT, COMMON INTEREST RESIDENTIAL DEVELOPMENT LOCATED AT 2070 MAPLE AVENUE.

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

WHEREAS, an application was filed by Bryan Coggins of The Preface Group on behalf of owner of real property located at 2070 Maple Avenue, requesting approval of the following:

- ***Master Plan PA-11-28*** for development of a six-unit Residential Common Interest Development. The application includes the following requested deviations from Code requirements, Urban Plan standards, or Residential Design Guidelines:

  1. Minimum lot size (one-acre lot required, 0.31-acre proposed)
  2. Rear yard setback (20 feet required, 10 feet proposed)
  3. Minimum and average lot size for condominium lots (3,000 SF min. and 3,500 SF avg. required, 1,541 SF and 1,775 SF proposed)
  4. Minimum front yard setback (20 feet required, 3 feet proposed)
  5. Minimum overall open space (40% required, 30% proposed)
  6. Minimum private open space (400 SF required, 242 SF proposed)
  7. Deviation from Residential Design Guidelines for bulk/massing.

- ***Tentative Tract Map NO. 17435*** for residential subdivision of the parcel into six residential parcels and one common lot for ownership.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 23, 2012 with all persons provided an opportunity to speak for and against the proposed project;

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA guidelines, and the City's environmental procedures, and has been found to be exempt pursuant to Section 15061 (b) (3) (general rule) of the CEQA Guidelines, in that there is no possibility that adoption of this General Plan Amendment will have a significant effect on the environment.

NOW, THEREFORE, BE RESOLVED that, based on the evidence in the record, the findings contained in Exhibit" A", and subject to conditions of approvals contained in Exhibits "B", the Planning Commission does hereby APPROVES Planning Application

PA-11-28 and Tentative Tract Map No. 17435 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 PA-11-28, and TTM-17435 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B", as well as with compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 23rd day of April, 2012.

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 April 23, 2012, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____
Secretary, Costa Mesa
Planning Commission

RESOLUTION NO. PC-12-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA TO DENY PLANNING APPLICATION PA-11-28, AND TENTATIVE TRACT MAP NO. 17435 FOR DEVELOPMENT OF A SIX-UNIT COMMON INTEREST RESIDENTIAL DEVELOPMENT LOCATED AT 2070 MAPLE AVENUE.

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

WHEREAS, an application was filed by Bryan Coggins of The Preface Group on behalf of, owner of real property located at 2070 Maple Avenue, requesting approval of the following:

- ***Master Plan PA-11-28*** for development of a six-unit Residential Common Interest Development. The application includes the following requested deviations from Code requirements, Urban Plan standards, or Residential Design Guidelines:

  1. Minimum lot size (one-acre lot required, 0.31-acre proposed)
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  4. Minimum front yard setback (20 feet required, 3 feet proposed)
  5. Minimum overall open space (40% required, 30% proposed)
  6. Minimum private open space (400 SF required, 242 SF proposed)
  7. Deviation from Residential Design Guidelines for bulk/massing.

- ***Tentative Tract Map No. 17435*** for residential subdivision of the parcel into six residential parcels and one common lot for ownership.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 23, 2012 with all persons provided an opportunity to speak for and against the proposed project;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **DENIES** Planning Application PA-11-28 and Tentative Tract Map 17435.

PASSED AND ADOPTED this 23rd day of April, 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 fee simple lots is not consistent with the City's General Plan and Zoning Code.

E. The Costa Mesa Planning Commission denies Planning Application PA-11-28, and Tentative Tract Map No. 17435. 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.

EXHIBIT "A"

FINDINGS

A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:

- The proposed use is compatible and harmonious with uses on surrounding properties.
- 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.
- The project, as conditioned, is consistent with the City's General Plan.
- 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:

a. The project complies with the City of Costa Mesa Zoning Code and meets 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.

b. The visual prominence associated with the construction of three-story houses in a predominately single-story neighborhood has been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid unrelieved two-story walls.

C. The proposed development plan and subdivision meets the broader goals of the General Plan, Mesa West Residential Ownership urban plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

C. Pursuant to Section 13-29(g)(13) of the Municipal Code, the subject property is physically suitable to accommodate Tentative Parcel 12-104 in terms of type, design and intensity 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. The applicant has requested deviations from development standards and conditions of approval have been applied to the project to compensate for specified deviations.

D. 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.

E. The subdivision and development of the property 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 tract.

F. 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.

G. 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).

H. The information presented substantially complies with Costa Mesa Municipal Code Sections 13-29(g)(6), 13-29(g)(5) and 13-29(g)(1) in that:

- As conditioned, the master plan meets the broader goals of the General Plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures protecting the integrity of neighboring development.

- Given constraints of the site, the proposal includes a reduced landscape setback in front and open space requirement. As conditioned, adequate landscaping will be provided to screen the parking spaces and improve the appearance from the public right-of-way.

- Four of the parking spaces are compact size and two of parking spaces are not adjacent to the individual homes. As conditioned, the proposed compact stalls will be marked as such and two parking spaces will be assigned to each unit with recordation of the CC&Rs.

- The proposed side yard and rear yard setbacks are inevitable with the number of proposed structures on this site. The urban plan allow for three-story structures that would typically have inevitable privacy and shade and shadow impacts to adjacent existing structures that are one and two stories. As conditioned, installation of additional trees will provide more privacy and screening on the rear and side yards.

- The urban plan allow for three-story structures that would typically have inevitable privacy and shade and shadow impacts to adjacent existing structures that are one and two stories.

- As conditioned, the proposed seven-foot rear yard setback for the second and third stories of two of the units is considered compatible with the neighboring residences with regard to privacy (20-foot setback required; seven-foot setback proposed) in that off-sets and design articulations have been incorporated into the side elevations. In addition, the property abuts a vacant parcel on the south and a parking area of a multiple family apartment complex on the rear; therefore, privacy concerns are minimized.

- As conditioned, the proposed average of seven-foot side setbacks for the three-story structures is considered compatible with the neighboring residences since only one of the units is adjacent to the neighboring structure to the north and the parcel to the south of the site is vacant.

- The overall architectural design promotes excellence and compatibility. The three-story structures are modern in design with flat roofs, contemporary accents and finishes and roof decks. The proposed units are not within the limits of 80 percent second-floor to first-floor ratio recommended in the City's Residential Design Guidelines; however the staggered wall design at the rear and front elevations diminishes the boxy design appearance from all four sides. The deviation also contributes to reduced rear yard setbacks discussed above.

- The urban plan's minimum lot size of one acre was intended to promote lot consolidation and redevelopment of larger parcels. However, one of the main objectives of the urban plans was to promote development by flexible development standards and to encourage owner-occupied housing. This proposal meets the intent of the urban plans in that it will provide ownership opportunities in an area that is predominantly renter-occupied and promote economic vitality by new construction.

I. The improvement 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.

J. The improvement is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity.

K. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL

Plng.

1. The expiration of Master Plan PA-11-28 shall coincide with the expiration of the approval of the Tentative Tract Map No. 17435 which is valid for two years. An extension request is needed to extend the expiration for each additional year after the initial two-year period.
2. The conditions of approval for PA-11-28 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
3. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc, shall be blueprinted on the site plan and on all floor plans in the working drawings.
4. Applicant shall defend, indemnify and hold harmless the City, its officials and employees, against all legal actions filed challenging City's approval of the applicant's project and/or challenging any related City actions supporting the approval. City shall have the right to select the attorney defending it, if it elects to do so.
5. The private, interior fences or walls between the homes shall be a minimum of six feet in height.
6. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to neighboring residential communities through specified measures, such as construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. Developer shall identify to the Development Services Director a construction relations officer to act as a community liaison concerning on-site activity, including resolution of issues related to dust generation from grading/paving activities.
7. The subject property's ultimate finished grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water 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 storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties. Applicant is advised that recordation of a drainage easement across the private street may be required to fulfill this requirement.
8. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
9. 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 or a variance, or in the requirement to modify the construction to reflect the approved plans.

10. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened upon view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
11. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
12. Street trees in the landscape parkway shall be selected from Appendix D of the Streetscape and Median Development Standards and appropriately sized and spaced (e.g. 15-gallon size planted at 30' on centers), or as determined by the Development Services Director once the determination of parkway size is made. The final landscape concept plan shall indicate the design and material of these areas, and the landscape/hardscape plan shall be approved by the Planning Division prior to issuance of building permits.
13. The Maple Street frontage shall feature two 36-inch box trees and two 24-inch box trees and 5-gallon shrubs to screen parking spaces that exceed the minimum size requirements of trees and shrubs as described in the City's landscaping standards to the satisfaction of the Development Services Director. The landscape and fence plan shall be approved prior to issuance of building permits.
14. In addition to trees within the front setback, the applicant shall install a minimum of five 36-inch box trees and ten 24-inch box trees at the sides and rear of the property for privacy purposes subject to approval of the Planning Division.
15. The common driveways and all parking areas shall be constructed with decorative pavers.
16. Provide proof of recordation of TTM No. 17435 prior to issuance of building permits.
17. The CC&Rs shall include a provision as to use and maintenance of all guest parking spaces, driveways and common open space.
18. CC&Rs and articles of incorporation and bylaws for the homeowners' association shall be reviewed and approved by both the Planning Division and the Department of Real Estate (DRE) prior to recordation. CC&Rs shall include provisions as required in Costa Mesa Municipal Code section 13-41, as well as applicable conditions of approval and code requirements. The applicant shall provide the Planning Division proof of review and approval of the CC&Rs by the DRE prior to recordation. A copy of the recorded CC&Rs shall be submitted to the Planning Division prior to the release of utilities for the units.
19. On-site parking shall be in assigned spaces to individual homeowners. The CC&Rs shall contain restrictions prohibiting parking in the driveway and in front of garage doors. The four compact parking spaces shall be

marked as compact and restrict parking of standard size vehicles.

20. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading as well as the appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final written report, subject to review by the City of Costa Mesa Building official prior to issuance of grading permits.
21. 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.
22. The four parking spaces within the front setback shall be 18 feet long to ensure that the driveway width is maintained for ingress and egress of the residents. The CC&RS shall include a provision specifying the location and number of parking spaces assigned to each unit.

Bldg.

23. Submit grading plans including a hydrology report and soils report.
24. Provide an erosion control plan.

Eng.

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. 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.
27. 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.
28. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. Residential sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.
29. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approaches 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.
30. 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.
31. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then reconstruct the wheelchair ramp on the

corner of West 20th Street and Wallace Avenue.

32. Per requirements of Real Property, City of Costa Mesa, Engineering Division, dedicate a diagonal corner cut-off at the corner of West 20th Street and Wallace Avenue.
33. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Map.
34. Private on-site drainage facilities and parkway culverts or drains will not be maintained by the City of Costa Mesa, they shall be maintained by the owner of the property.

Fire

35. Homes shall be provided with Residential Fire Sprinkler Systems per NFPA 13 w/CA amendments.
36. Provide smoke detectors.

Trans.

37. Full mitigation of off-site traffic impacts at the time of issuance of Certificate of Occupancy by submitting to the Transportation Division the required Traffic Impact Fee pursuant to the prevailing schedule of charges adopted by City Council. The Traffic Impact Fee is calculated based upon the average daily trip generation rate of 9.57 trips ends per TSF for the proposed project and includes a credit for existing use. At the current rate the Traffic Impact Fee is estimated at $1,775.00.

Utilities

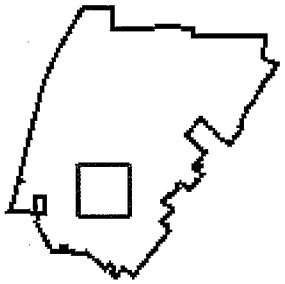
38. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.

ATTACHMENT 2

City of Costa Mesa

CITY OF COSTA MESA - [Created: 4/12/2012 10:57:05 AM] [Scale: 58.13] [Page: 8.5 x 11 / Portrait]

Overview Map



Legend

Address Large

Address Points

Freeway

Roads

Collector

Freeway (cont)

Major

Newport BLVD

Primary (cont)

Map Display

(C) 2002-2 GeoPrise.net (GeoVec, Inc.) - (866)422-2505

ATTACHMENT3

Rec
City of Costa Mesa
Development Services Department
FEB 2 2 2012

THE PREFACE GROUP
— METROPOLITAN LAND DEVELOPMENT —

February 22nd, 2012

TO: Wendy Shih

RE: Resubmission of "Poet's Place" - a new Urban Plan project

In response to your letter dated December 19th, 2011, please find our comments below, accompanied by two 11" x 17" full projects sets and two 24" x 36" copies of the parcel map.

1. Full size plans are now drawn to scale at sheet size 24" x 36".

2. Location of structures on adjoining lots have been identified on the site plan.

3. Conflicting information regarding H.O.A. has been rectified on site plan and TTM.

4. Property line locations and a matrix of exact lot configurations has been included on both site plan and TTM.

5. Dimensions of parking stalls, planter areas and distance to property lines have been provided. Floor plan dimensions and distance between upper floors have also been included. Building height and height of each floor have been added to the elevations. Floor plans and elevation plans are consistent.

6. Shade/shadow analysis is included.

7. We recognize and appreciate the Urban Plan requirement to accumulate 1.0 acres or greater. However, the neighborhood we are proposing to develop consists of lots that typically measure 7,000 s.f. - 10,000 s.f.; therefore, we would need to acquire 5 or more lots to accumulate 1 acre. The Urban Plans allows 45 feet; our homes at their peak measure 36 feet. Also, the cover of the Mesa West Residential Ownership Urban Plan depicts 3 story + roof deck homes and 4 story homes. Per our discussion and emails, we are not proposing a common lot. Instead, the H.O.A. or Maintenance Association will have the maintenance easement and responsibility as determined by the CC&R's. The project has 40% total open space including open space at and above grade.

2901 West Coast Highway, Suite 200, Newport Beach, CA, 92663 [P] 855.PREFACE [W] prefacegroup.com

We have eliminated the concrete swale at the center of the drive aisle and will be planting trees behind the guest stalls at the rear of the property to prevent an alley-like appearance.

We recognize and appreciate the project is left with a few deviations. Below, a list of additional amenities the project is providing above-and-beyond what is required:

- Shared garages
- Pervious pavers
- Usable yard space
- Roof decks
- Areas for planters, flowers on roof decks and balconies
- CC&Rs that will require garages to be used for vehicle storage only
- Modern architecture, windows, garage door
- Trash area within the home
- Provides a street scene with homes fronting an economically challenging street
- Removes a very old, dilapidated home

We appreciate the excellent customer service and leadership of Costa Mesa's Planning Department, Administration, Planning Commission and City Council. We are hopeful staff will support this project, keeping in mind the enthusiasm demonstrated by the city's residents and City Council members at the project's screening.

Sincerely,

Bryan Coggins

2901 West Coast Highway, Suite 200, Newport Beach, CA, 92663 [P] 855.PREFACE [W] prefacegroup.com

ATTACHMENT 4

LOT SUMMARY

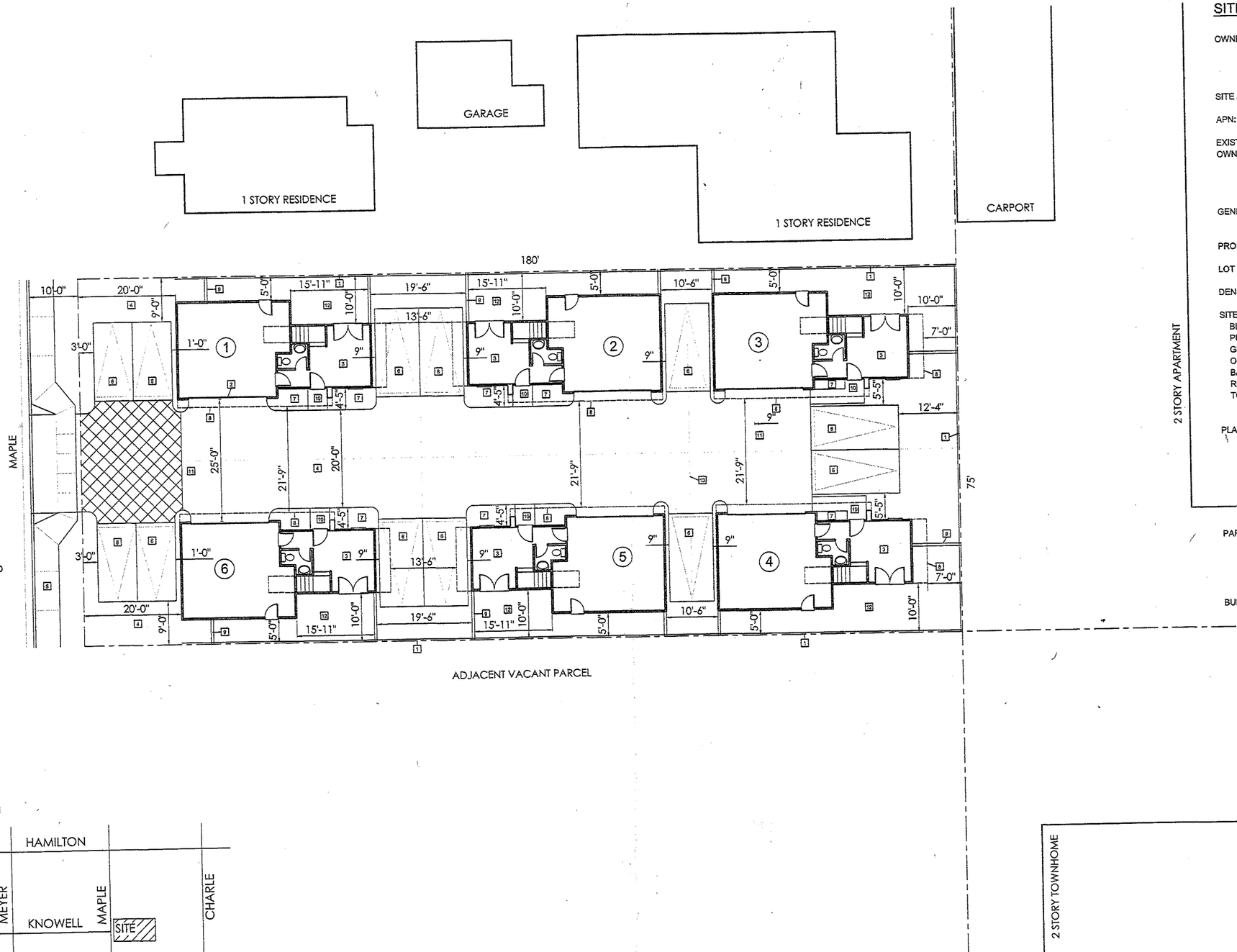
PARCEL 1, 6	
LOT SIZE	2,615 S.F.
LOT DIMENSIONS	37'-6" X 69'-9""
BUILDING COVERAGE	681 S.F.
DRIVEWAY/PARKING	1,224 S.F.
OPEN SPACE AT GRADE	710 S.F.
BALCONY	98 S.F.
ROOF DECK	122 S.F.
TOTAL OPEN SPACE	930 S.F.

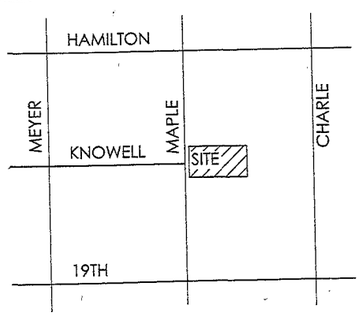
PARCEL 2, 5	
LOT SIZE	2,064 S.F.
LOT DIMENSIONS	37'-6" X 55'
BUILDING COVERAGE	681 S.F.
DRIVEWAY/PARKING	871 S.F.
OPEN SPACE AT GRADE	512 S.F.
BALCONY	98 S.F.
ROOF DECK	122 S.F.
TOTAL OPEN SPACE	732 S.F.

PARCEL 3, 4	
LOT SIZE	2,071 S.F.
LOT DIMENSIONS	37'-6" X 55'-3""
BUILDING COVERAGE	681 S.F.
DRIVEWAY/PARKING	548 S.F.
OPEN SPACE AT GRADE	842 S.F.
BALCONY	98 S.F.
ROOF DECK	122 S.F.
TOTAL OPEN SPACE	1,061 S.F.

SITE PLAN NOTES

1. 6' HIGH SPLIT FACE BLOCK WALL - TAN COLOR
2. 2 CAR GARAGE WITH 16' WIDE DOOR
3. 3 STORY DWELLING, TYP.
4. CONDUCT SITE DRAINAGE TO APPROVED DRAINAGE OUTLET
5. PUBLIC SIDEWALK
6. 9' X 18' OPEN GUEST PARKING STALL
7. PLANTER AREA
8. LINE OF SECOND FLOOR ABOVE
9. 60" HIGH STUCCO O/ BLOCK COURT WALL WITH DECORATIVE CAP
10. CONCRETE WALKWAY
11. COMMON DRIVEWAY WITH STAMPED CONCRETE ENTRY
12. PRIVATE YARD AREA
13. PROPOSED PROPERTY LINE BETWEEN DWELLINGS





SITE PLAN SUMMARY

OWNER:	THE PREFACE GROUP 2901 WEST COAST HIGHWAY SUITE 200 NEWPORT BEACH, CA 92663
SITE ADDRESS:	2070 MAPLE STREET
APN:	422-092-34
EXISTING ZONING:	MESA WEST RESIDENTIAL
OWNERSHIP	
	URBAN OVERLAY ZONE MULTIPLE FAMILY RESIDENTIAL (MEDIUM DENSITY)
GENERAL PLAN:	MULTIPLE FAMILY RESIDENTIAL (HIGH DENSITY)
PROPOSED UNITS:	6 DETACHED HOMES
LOT AREA:	13,500 S.F. (0.31 ACRES)
DENSITY:	19.4 UNITS PER ACRE

SITE SUMMARY:

BLDG FOOTPRINTS:	4,086 S.F. (30.3%)
PRIV. DRIVEWAYS:	3,478 S.F. (25.7%)
GUEST PARKING:	1,808 S.F. (13.4%)
OPEN SPACE:	4,128 S.F. (30.6% AT GRADE)
BALCONIES	588 S.F. (2ND FLR)
ROOF DECKS	732 S.F.
TOTAL OPEN SPACE	5,448 S.F. (40.3%) AT GRADE/BALCONY/ROOF)

PLAN SUMMARY: 3 BEDROOM UNITS TYP.

1ST FLOOR LIVABLE	241 S.F.
2ND FLOOR LIVABLE	664 S.F.
3RD FLOOR LIVABLE	816 S.F.
TOTAL LIVABLE AREA	1,721 S.F.
GARAGE	440 S.F.
ROOF DECK	122 S.F.
BALCONY	98 S.F.

PARKING PROVIDED:	2 CAR ATT. GARAGE/UNIT (12 STALLS TOTAL) 12 OPEN GUEST STALLS 24 STALLS PROVIDED (4 STALLS PER UNIT)
BUILDING HEIGHT:	3 STORIES, 34 FOOT HT. AT ROOF DECK RAIL

Site Plan

SCALE: 1/10" = 1'-0" 0 10 20 30

North

THE PREFACE GROUP
2901 West Coast Highway
Suite 200
Newport Beach, CA 92663
(855) 773-3223

POET'S PLACE
6 UNIT DETACHED SUBDIVISION

2070 Maple Street
Costa Mesa, California

February 6, 2012

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760.723.0484

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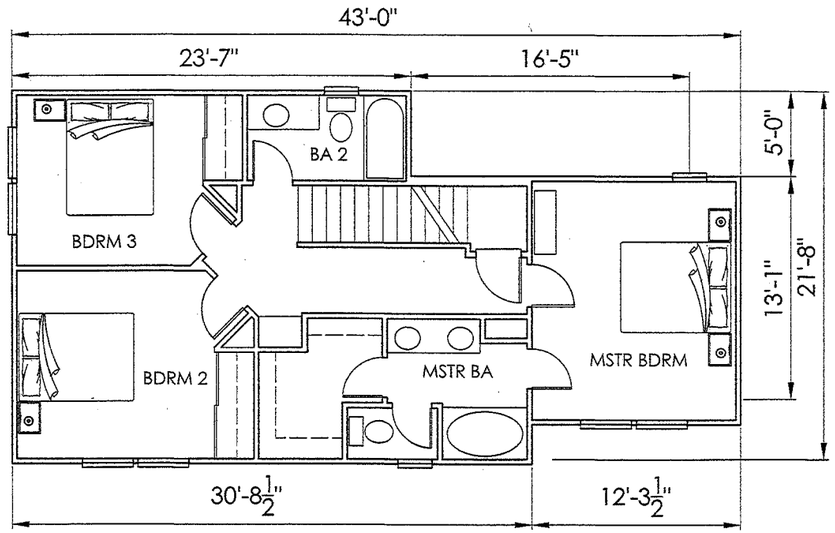
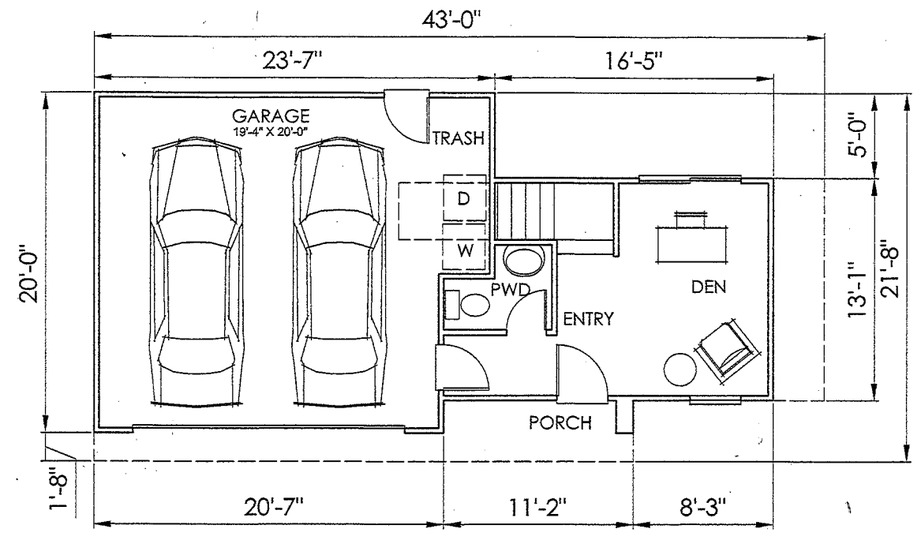
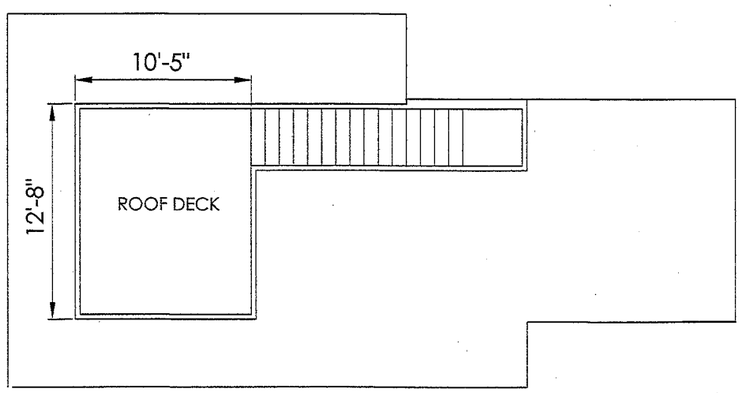


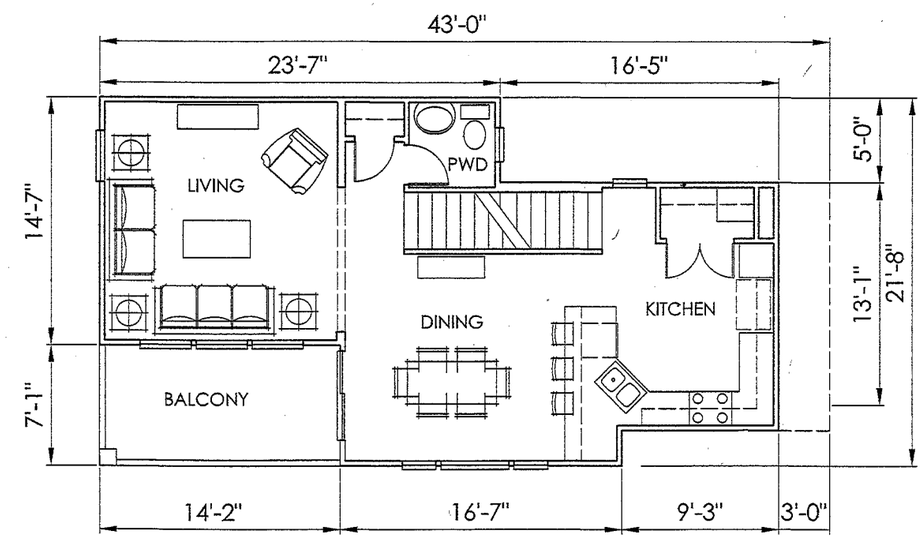
THIRD FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



SECOND FLOOR PLAN

Floor Plans

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

0 4 8 12

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POET'S PLACE

6 UNIT DETACHED SUBDIVISION

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2070 Maple Street
Costa Mesa, California

February 6, 2012

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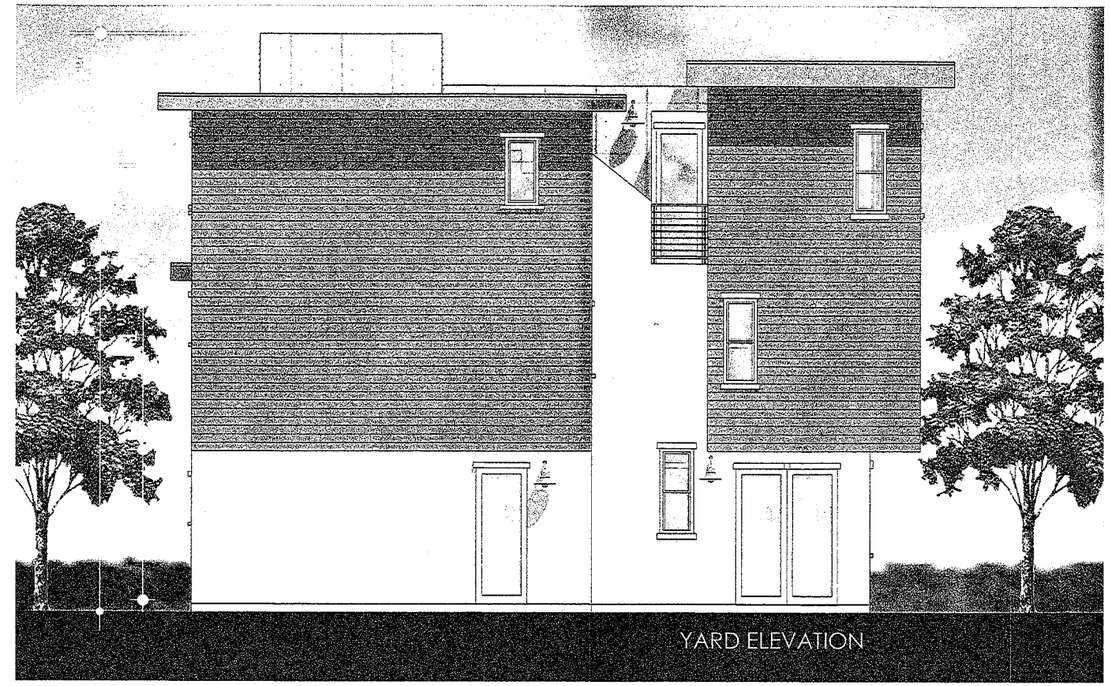

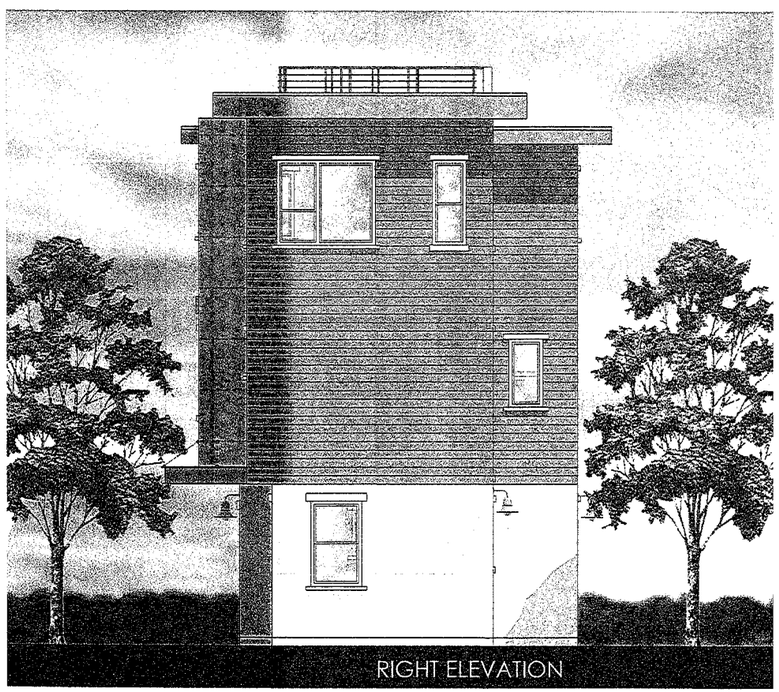

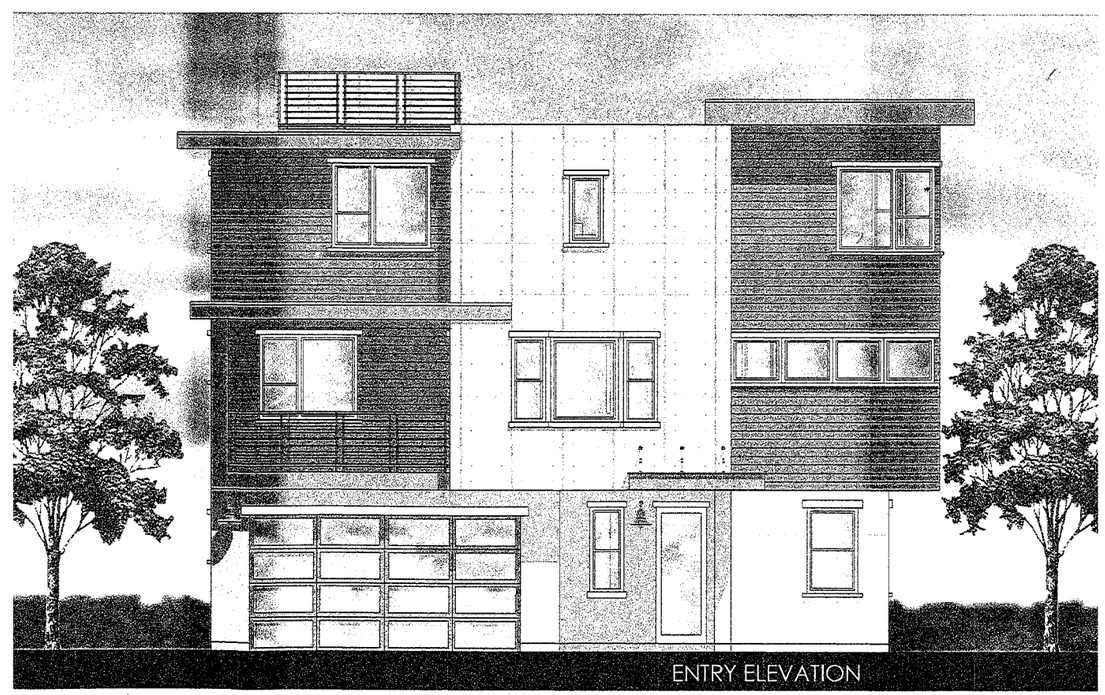

MATERIAL SCHEDULE

VERTICAL RIBBED SIDING

METAL AWNINGS

SLATE VENEER

SAND FINISH STUCCO

METAL DECOR RAILINGS

0 4 8 12

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

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POET'S PLACE
6 UNIT DETACHED SUBDIVISION

2070 Maple Street
Costa Mesa, California

February 6, 2012

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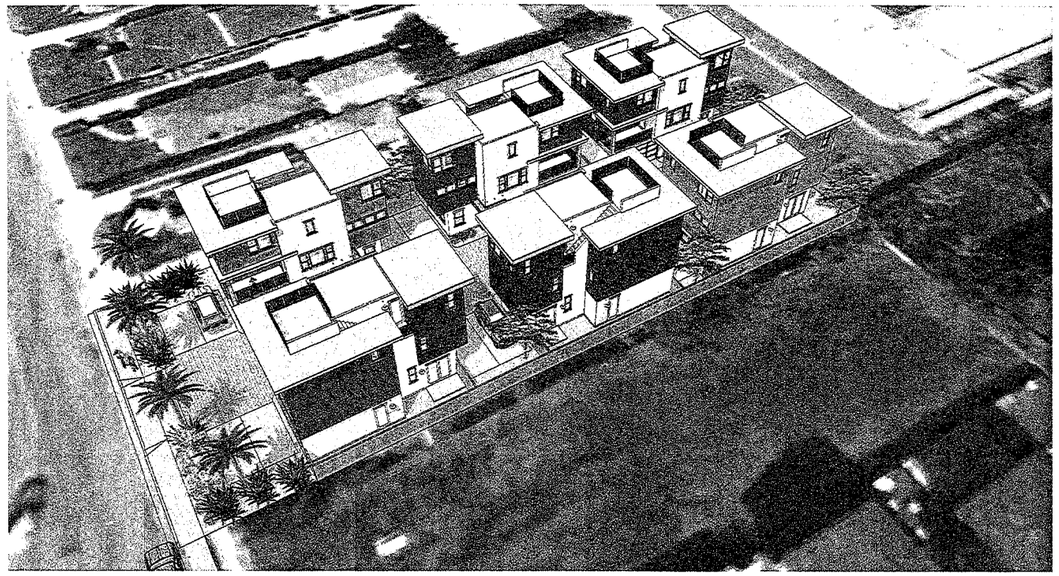

AERIAL VIEW

VIEW FROM DRIVEWAY

VIEW FROM MAPLE

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POET'S PLACE
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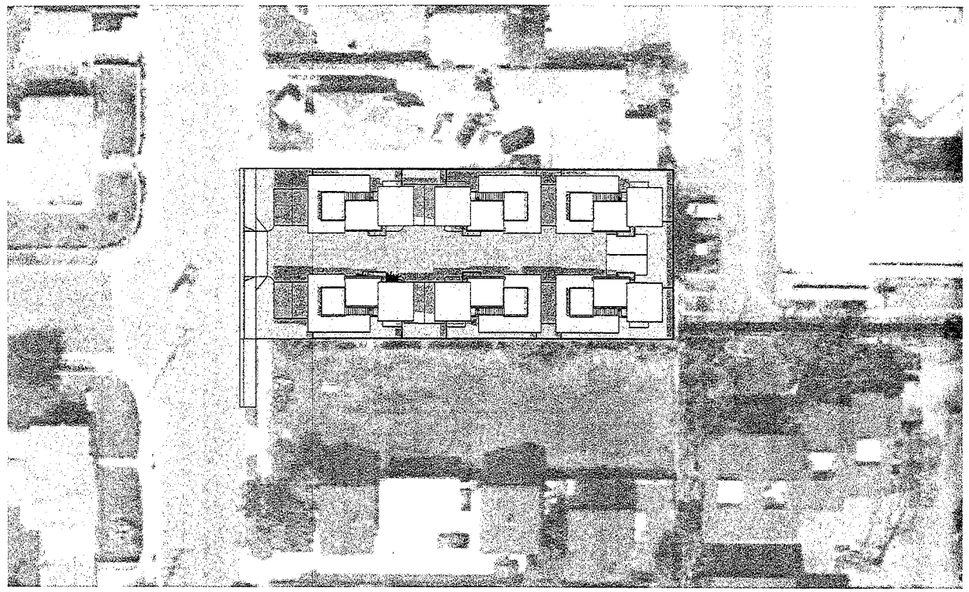

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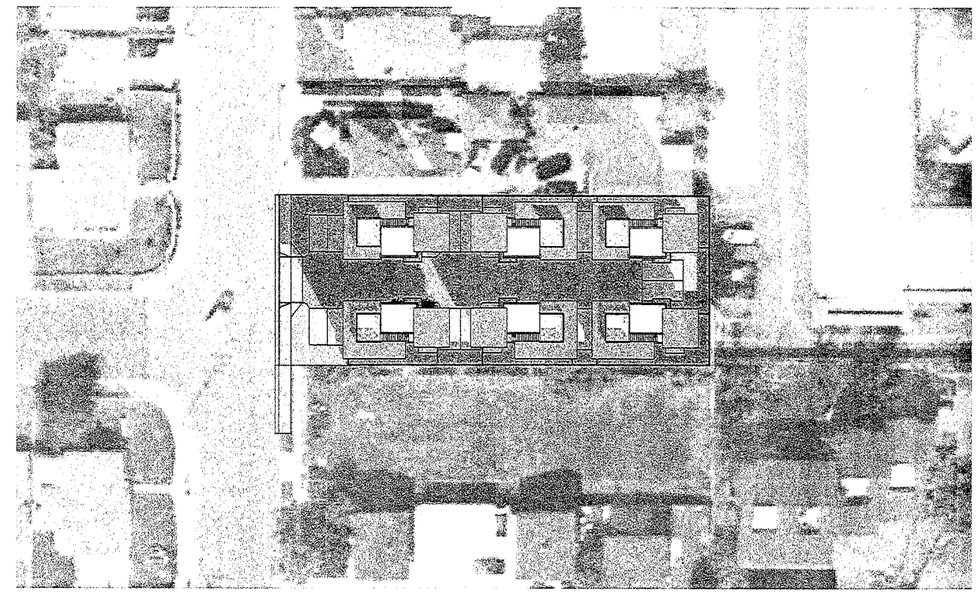

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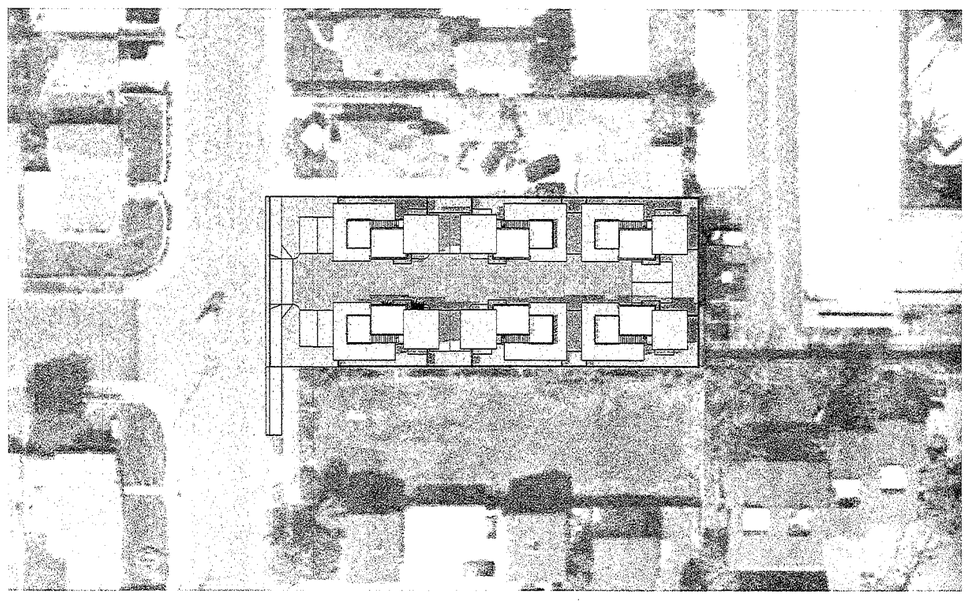

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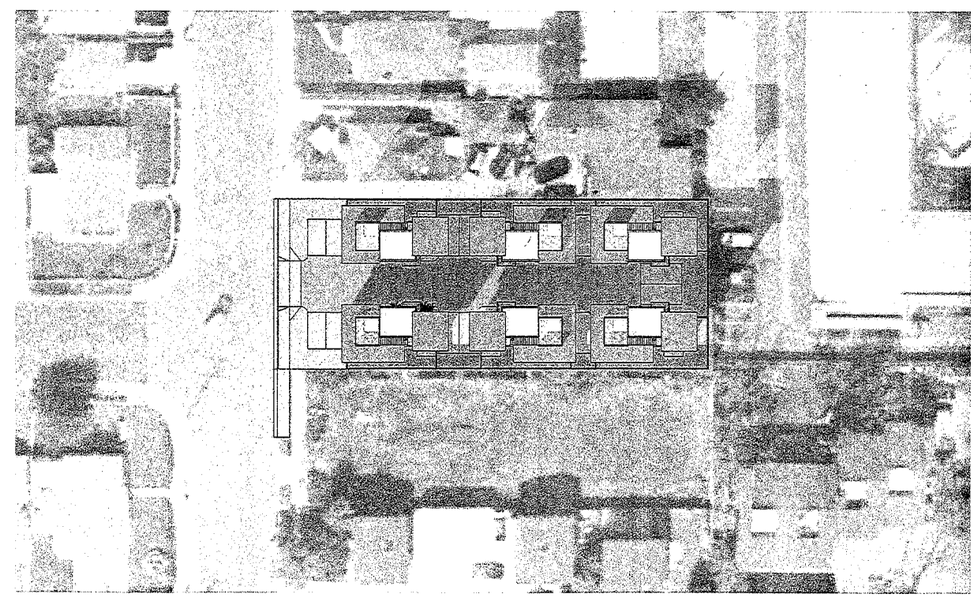

2 PM - DECEMBER 21

SCALE: 1" = 30'

0 30 60 90

SHADE SHADOW ANALYSIS

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POET'S PLACE
6 UNIT DETACHED SUBDIVISION

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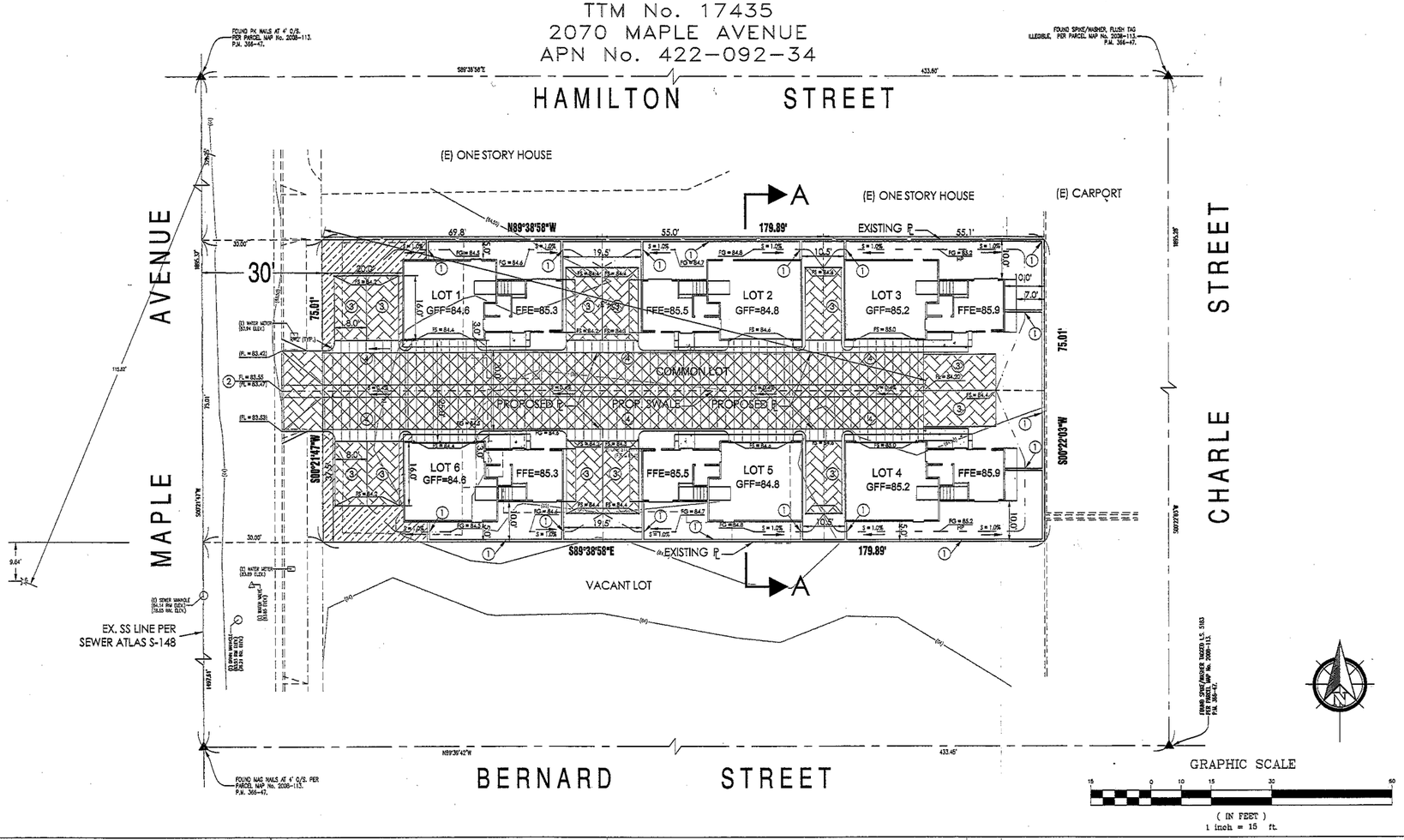
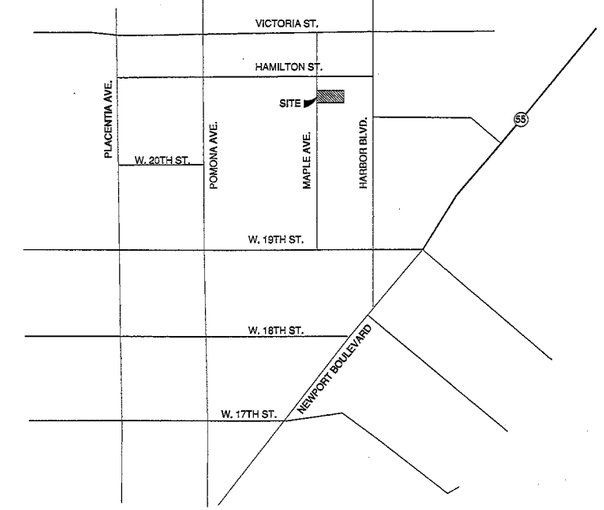
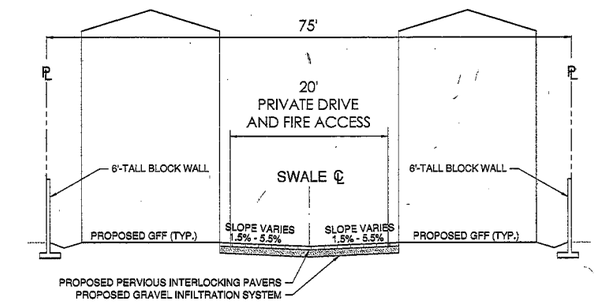
TENTATIVE TRACT MAP AND PRELIMINARY GRADING PLAN
TTM No. 17435
2070 MAPLE AVENUE
APN No. 422-092-34





VICINITY MAP - NTS



SECTION A-A (NTS)

GENERAL NOTES:

1. ALL EXISTING STRUCTURES, PAVEMENT AND TREES TO BE REMOVED
2. EXISTING TREES NOT SHOWN. ALL ARE TO BE REMOVED
3. FINAL MAP SHALL PROVIDE FOR EASEMENTS EMCOMPASSING ALL PUBLIC PAVED AREAS (SEE BELOW)
4. EXISTING DRIVEWAY APPROACH ON MAPLE AVENUE TO BE REMOVED

SITE PLAN NOTES

1. CONSTRUCT 6'-TALL BLOCK WALL. REMOVE BLOCKS AS NECESSARY FOR DRAINAGE SWALES
2. CONSTRUCT DRIVEWAY APPROACH PER CITY OF COSTA MESA STANDARD DRAWING
3. 9' X 18' GUEST PARKING STALL (UNLESS DIMENSIONS SHOWN INDICATE OTHERWISE)
4. CONSTRUCT PERVIOUS INTERLOCKING CONCRETE PAVERS

NOTE: ALL PAVED AREAS, PARKING STALLS AND LANDSCAPE AREA ABUTTING MAPLE AVENUE TO BE ENCOMPASSED BY MAINTENANCE AND ACCESS EASEMENT (SEE LEGEND TO LEFT).

MAINTENANCE TO BE PROVIDED BY COMMUNITY HOMEOWNERS ASSOCIATION (HOA).

SITE ADDRESS:
2070 MAPLE AVENUE
COSTA MESA, CA 92627
A.P.N. 422-092-34

LEGAL DESCRIPTION
THE NORTH 75 FEET OF THE SOUTH 330 FEET OF LOT 20 OF FAIRVIEW FARMS TRACT , IN THE CITY OF COSTA MESA, ORANGE COUNTY, STATE OF CALIFORNIA AS SHOWN ON MAP RECORDED IN BOOK 8, PAGE 71 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION THEREOF INCLUDED WITHIN THE EAST 10 ACRES OF SAID LOT 20.

OWNER:
GENE T. ROLLINS
16 COPPERCREST
ALISO VIEJO, CA 92656

SUBDIVIDER:
THE PREFACE GROUP, LLC
2901 WEST COAST HIGHWAY, SUITE 200
NEWPORT BEACH, CA 92663
(O) 855.773.3223

PLANS PREPARED BY:
HAMILTON LAND DEVELOPMENT, INC.
2430 SANTA ANA AVENUE, #A1
COSTA MESA, CA 92627
(O) 949.791.8401

ACREAGE
0.31 ACRES (13,492 SF) GROSS
0.31 ACRES (13,492 SF) NET

EXISTING WATERCOURSES:
NONE

FLOODING POTENTIAL
FEMA FLOODPLAIN MAP No. 06059CO268J SHOWS NO FLOOD HAZARD ON THIS SITE

SURROUNDING LAND USE
SURROUNDING LAND USE ON ALL FOUR SIDES IS: RESIDENTIAL
THERE ARE NO ADJOINING SUBDIVISIONS

PROPOSED LAND USE
SINGLE-FAMILY HIGH DENSITY RESIDENTIAL

NUMBER OF PROPOSED LOTS
SEVEN (7)
LOT 1 = 1,953 SF
LOT 2 = 1,541 SF
LOT 3 = 1,830 SF
LOT 4 = 1,830 SF
LOT 5 = 1,541 SF
LOT 6 = 1,953 SF
COMMON LOT = 2,844 SF

BENCHMARK:
DESCRIBED BY OCS 2001 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-38-81", SET IN THE NORTHEAST CORNER OF A 3.5FT. BY 15FT CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE WESTERLY SIDE OF PLACENTIA AVENUE, 26FT. NORTHERLY OF THE CENTERLINE PROLONGATION OF 20TH STREET. MONUMENT IS SET LEVEL WITH SIDEWALK.
BM #: CM-38-81 COSTA MESA
ELEVATION: NAVD 88 - 98.319 FT.
YEAR LEVELED: 2005

LEGEND

TC	TOP OF CURB	PROPOSED PAVEMENT
FL	FLOWLINE	
TW	TOP OF WALL	PROPOSED SIDEWALK
FF	FINISH FLOOR	
P.A.	PLANTING AREA	
FS	FINISH SURFACE	PROPOSED CONCRETE PAVERS
FG	FINISH GRADE	
MIN.	MINIMUM	
H.	HIGH	PROPOSED LANDSCAPE AREA HOA MAINTAINED
BW	BACK OF WALK	
76.52 ×	SPOT ELEVATION	PROPOSED COMMON LOT
	RETAINING WALL	
	CENTERLINE	
	EXISTING PROPERTY LINE	
	EXISTING SANITARY SEWER LINE	
	PROPOSED PROPERTY LINE	
(125)	CONTOUR LINE	

PROFESSIONAL ENGINEER SEAL/STAMP

REGISTERED PROFESSIONAL ENGINEER MATTHEW HAMILTON No. 63322 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:

HAMILTON LAND DEVELOPMENT, INC.

PLAN CHECK NO. 2

CIP NO.

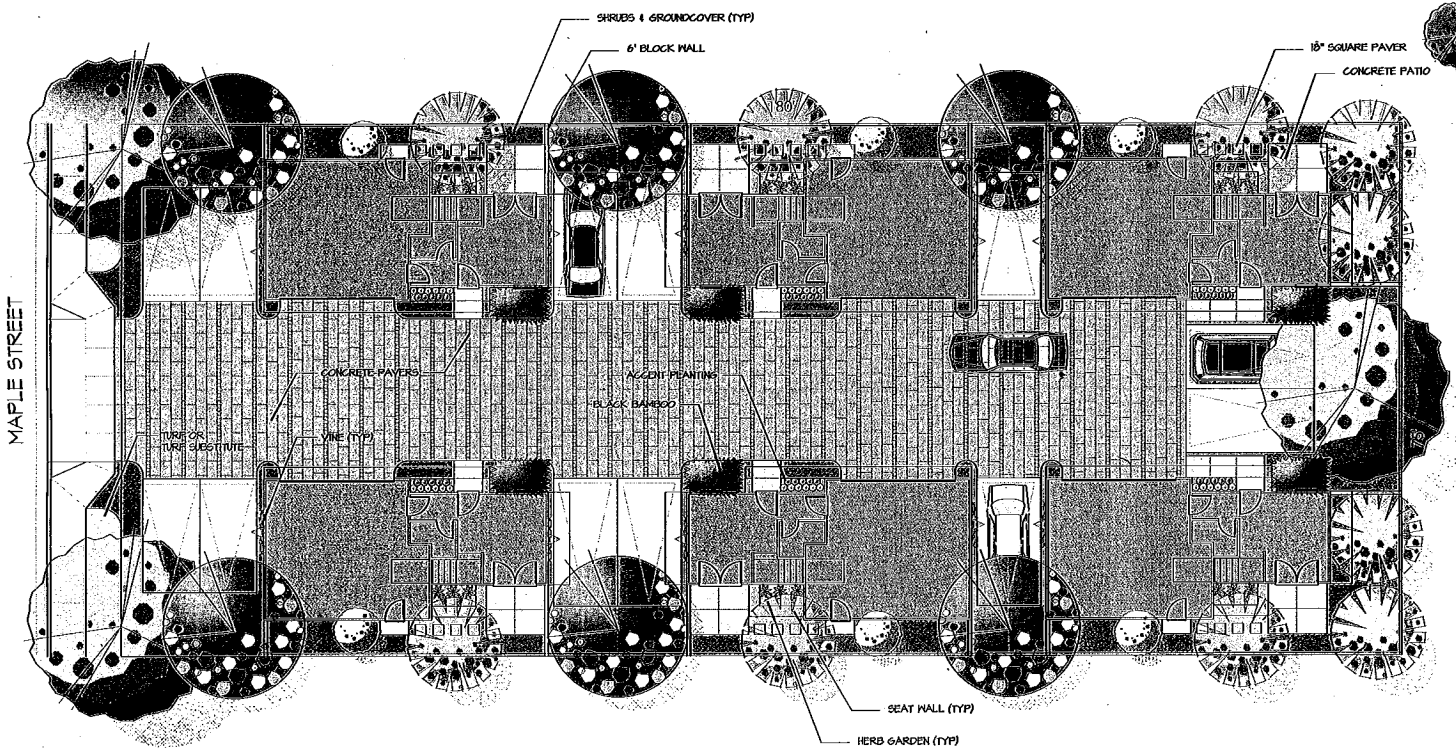
SUBMITTAL DATE: FEBRUARY, 2011

TENTATIVE TRACT MAP AND PRELIMINARY GRADING PLAN – TTM No. 17435
2070 MAPLE AVENUE
APN No. 422-092-34

CITY OF COSTA MESA
COUNTY OF ORANGE, CALIFORNIA

SHEET 1 OF 1

28



Planting Palette

Symbol	Botanical Name	Common Name
TREES		
	Arbutus unedo	Strawberry Tree
	Olea europa 'Swan Hill'	Fruitless olive
	Tristania conferta	Brisbane Box
	Phyllostachys nigra	Black Bamboo
	Prunus caroliniana	Carolina Cherry

Symbol	Botanical Name	Common Name
SHRUBS		
	Agave species	Agave
	Anigozanthus flavidus	Kangaroo Paw
	Carissa macrocarpa 'Green Carpet'	Dwarf Natal Plum
	Dodonaea viscosa 'Purpurea'	Hopseed bush
	Festuca o. 'Californica'	Blue Fescue
	Gaura lindheimeri	Gaura
	Grewia caffra	Lavendar Starflower
	Hesperaloe parviflora	Red Yucca
	Lantana montevidensis	Trailing Lantana
	Phormium species	New Zealand Flax
	Rhamnus californica	Coffeeberry
	Rosmarinus o. 'Huntington Carpet'	Creeping Rosemary
	Rosmarinus o. 'Marjorca Pink'	Upright Rosemary
	Salvia greggii 'Flame'	Autumn Sage
	Salvia leaucantha	Mexican Sage Bush
VINES		
	Clytostoma callisteioides	Violet Trumpet Vine
	Distictus buccinatoria	Blood Red Trumpet Vine
GROUNDCOVER		
	Baccharis pilularis 'Twin Peaks'	Coyote Bush
	Ceanothus gloriosus 'Point Reyes'	Wild Lilac
	Ceanothus g. h. 'Yankee Point'	Wild Lilac
	Verbena peruviana	Verbena
	Marathon II Or Turf Substitute	Turf-type tall fescue

NOTES:

- ALL ASPECTS OF LANDSCAPE DESIGN SHALL COMPLY WITH CITY OF COSTA MESA MUNICIPAL CODES CHAPTER VII, LANDSCAPING STANDARDS.
- ALL UTILITY VAULTS, METERS AND TRASH ENCLOSURES SHALL BE SCREENED WITH SHRUB AND/OR VINE PLANTINGS.
- ALL LANDSCAPE AREAS SHALL BE EQUIPPED WITH AUTOMATIC IRRIGATION SYSTEM.
- ALL LANDSCAPE AREAS SHALL BE PERMANENTLY MAINTAINED ON A REGULAR BASIS.
- LANDSCAPE INSTALLATION SHALL COMPLY WITH CITY OF COSTA MESA DESIGN GUIDELINES, CODES AND REGULATIONS.

CONCEPTUAL LANDSCAPE PLAN

POET'S PLACE

COSTA MESA, CA

SHEET 1 OF 1

DATE: 04-05-12

0' 4' 8' 16' 24'

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

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