



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: APRIL 23, 2012

ITEM NUMBER: **VI. 3**

SUBJECT: PLANNING APPLICATION PA-12-05 AND PARCEL MAP PM-11-144 FOR A DESIGN REVIEW AND SUBDIVISION FOR A TWO-UNIT COMMON INTEREST DEVELOPMENT AT 164 FLOWER STREET.

DATE: APRIL 9, 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-11-144:** Subdivision of a 0.20-acre parcel into two separate parcels for a two-unit common interest development at 164 Flower Street to allow the units to be sold independent of one another.
- 2) Planning Application PA-12-05:** Design Review for a two-unit common interest development including a minor modification for building front yard setback (20 feet required, 19 feet proposed).

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

APPLICANT

Daniel Thompson is the authorized agent for SAM-Costa Mesa LLC, the property owner.

RECOMMENDATION

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

PLANNING APPLICATION SUMMARY

Location: 164 Flower St. Application: PA-12-05, PM 11-144
 Request: Design Review and Parcel Map for subdivision of one parcel into a two-unit common interest development

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	<u>R2-HD</u>	North:	<u>Multiple-family residential</u>
General Plan:	<u>HDR</u>	South:	<u>Single- and multiple-family residential</u>
Lot Dimensions:	<u>70' x 130' each</u>	East:	<u>Multiple-family residential</u>
Lot Area:	<u>9,123 SF (existing lot)</u>	West:	<u>Commercial</u>
Existing Development:	<u>Single-family structure (to be demolished)</u>		

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Area (Development Lot)	12,000 SF	9,123 SF
Minimum Lot Size		
Average Lot Size		
Density:		
Zone	One unit per 3,000 SF	One unit per 4,561 SF
General Plan	12 du/acre	10 du/acre
Building Coverage (Development Lot):		
Buildings	60 %	43%
Paving/Coverage Areas/Buildings	Included in the 60% coverage	4%
Open Space (Total Site)	minimum 40%	48%
TOTAL		
Building Height:	2 Stories/27 FT	2 stories/26'-3"
Chimney Height	29 FT	NA
2nd Floor % of 1st Floor (2)	80%	79%
Distance Between Buildings	10 FT	10 FT
Setbacks (Building)		
Front	20 FT	19 FT*
Side (left/right)	5 FT (1 st floor) 10 FT Avg. (2 nd floor)	5 FT (1 st floor) 5 FT. min.(2 nd floor)** Average setback 10.2
Rear	10 FT (1 st floor) 20 FT (2 nd floor)	14 FT. (1 st floor) 20'-2" (2 nd floor)
Parking:		
Covered	2 Spaces each	2 Spaces each
Open	2 Space each	2 Spaces each
TOTAL		
	4 Spaces	4 Spaces
NA = Not Applicable or No Requirement.		
* Minor modification from front building setback Guidelines requested (see staff report discussion).		
** Residential Design Guidelines (see staff report discussion)		
CEQA Status	Exempt, Class 3 (New Construction)	
Final Action	Planning Commission	

BACKGROUND

Project Site/Environs

The project site is a rectangular corner lot (0.20-acre) located at the northeast corner of Fullerton Street and Flower Street (Attachment 3). The site contains a small residential structure to be demolished. The property is zoned R2-HD and has a General Plan Designation of High Density Residential, which allows a density of 12 du/acre. The proposed project is a common interest development for two units with a common lot.

ANALYSIS

Project Description

The proposal involves the subdivision of an R2-HD lot into two parcels and construction of a single-family residence and an attached two-car garage on each parcel. The proposal complies with the residential developments required by Code with the exception of side yard setback for second floors.

Parcel Map PM-11-144

The applicant proposes a parcel map to divide the property into two parcels and a common lot that will allow the units to be sold separately as a common interest development. The newly divided parcels meet the minimum lot size and width requirements for common interest development in R2-HD zone. The map is consistent with City codes and the State Subdivision Map Act.

Planning Application PA-11-05

The proposed residential structures are consistent with all development standards of the R2-HD 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 a two-unit common interest development consistent with the high-density zoning district standards. Each unit includes a private back yard, a two-car garage and more than 48 percent of open space.
- Access to the parcels can be provided from Flower Street. Each unit is designed with an attached two-car garage facing Flower Street with adequate driveway for parking two vehicles. The proposed site design allows for adequate setback at the corner and enhances the streetscape on both Fullerton and Flower Street. Staff considered the front setback on Flower Street because as a small lot common-interest development, the project takes primary access from the front (Flower St.) and staff has made an interpretation that the smaller width of the individual lots qualifies Flower Street frontage as a front property line.

- Minor modification for front building setback. The proposed two-car garages are 19 feet from the front property line. This meets the minimum driveway length requirement for parking standards; however, the garage is encroaching one foot into the front setback. This is a minor encroachment and 19 feet provides for adequate landscape and driveway length and does not affect the streetscape on Flower Street.
- Residential Design Guidelines. Even though a portion of the building is proposed at five feet from the side yard, the average side yard setback is 10.2 feet and consistent with the recommended guidelines. The proposed structures are designed with staggered walls and articulation on all four sides. In addition, Parcel 1 is separated from the neighboring structure by a driveway and the residences meet the second floor to first floor ratio of 80% and average side yard setback of five feet.
- Perimeter and Dividing Walls. The project is proposed with vinyl fencing in between properties and at the rear abutting the neighboring property due to an agreement with the neighbor and footing encroachment into the rear yard. The side wall/fencing visible from Fullerton Avenue is a combination of masonry and vinyl fencing. As conditioned, all fencing will be consistent in color and materials.

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 project promotes homeownership consistent with the policies of General Plan. In addition, the structures meet the intent of the Residential Design Guidelines with respect to setbacks, massing, and designed with adequate articulation and variety of exterior finishes on all four sides.



MINOO ASHABI
Senior Planner



CLAIRE FLYNN, AICP
Acting Asst. Development Services Director

- Attachments:
1. Draft Planning Commission Resolutions and Exhibits
 2. Vicinity Map
 3. Submitted Plans

cc:

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

Daniel Thompson
SAM-Costa Mesa LLC
1401 Quail Street, Suite 100
Newport Beach, CA 92660

RESOLUTION NO. PC-12-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA DENYING PLANNING APPLICATION
PA-12-05 AND PARCEL MAP PM-11-144**

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

WHEREAS, an application was filed by Daniel Thompson, authorized agent for SAM-Costa Mesa LLC, owner of real property located at 164 Flower Street, for the following:

- 1) **Parcel Map PM-11-144:** Subdivision of a 0.20-acre parcel into two parcels and a common lot for a two-unit common interest development.
- 2) **Planning Application PA-12-05:** Design Review for a two-unit common interest development including a minor modification for building front yard setback (20 feet required, 19 feet proposed).

WHEREAS, a duly noticed public hearing held by the Planning Commission on April 23, 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 PA-12-05 and Parcel Map PM-11-144.

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 residential condominiums is not consistent with the City's General Plan and Zoning Code.
- E. The Costa Mesa Planning Commission has denied Planning Application PA-12-05 and Parcel Map PM-11-144. 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-
144 AND PLANNING APPLICATION PA-12-05

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

WHEREAS, an application was filed by Daniel Thompson, authorized agent for SAM-Costa Mesa LLC, owner of real property located at 164 Flower Street, for the following:

- 1) **Parcel Map PM-11-144:** Subdivision of a 0.20-acre parcel into two parcels and a common lot for a two-unit common interest development.
- 2) **Planning Application PA-12-05:** Design Review for a two-unit common interest development including a minor modification for building front yard setback (20 feet required, 19 feet proposed).

WHEREAS, a duly noticed public hearing held by the Planning Commission on April 23, 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** Planning Application PA-12-05 and Parcel Map PM-11-144.

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-12-05 and Parcel Map PM-11-144 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 23rd day of April, 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 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 architectural variation on each parcel will make the development compatible with other structures in the neighborhood. In addition, staff considered the front setback on Flower Street because as a small lot common-interest development, the project takes primary access from the front (Flower Street) and therefore the smaller width of the individual lots qualifies Flower Street frontage as a front property line.
- C. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(6) in that the project will not be materially detrimental to the health, safety, and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood. The project is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity. This includes site planning, land coverage, landscaping, appearance, scale of structures, open space and any other applicable features relative to a compatible and attractive development. Specifically, with the proposed configuration, the front setback provides for adequate driveway and landscaping in front of garages.
- D. 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.

- E. 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.
- F. The subject property is physically suitable to accommodate Parcel Map PM-11-144 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.
- G. 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.
- H. 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.
- I. 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).
- J. 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.
- 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 conditions of approval, code requirements, and special district requirements of PA-12-05 and PM-11-144 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 wall (masonry wall and vinyl fencing 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 pumps 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 PA-12-05 shall coincide with the expiration of Parcel Map PM-11-144; 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. The CC&Rs shall include a provision as to use and maintenance of all driveways and common open space.
15. 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.
16. The CC&Rs shall include a provision mandating binding arbitration in the event of any dispute between the two property owners relating to the homeowner's association.
- Eng. 17. Comply with conditions for Parcel Map No. 2011-144 submitted under separate letter.
- Trans. 18. Applicant/Developer is hereby advised that no removal of trees from the public right-of-way will be permitted without specific approval from the Parks and Recreation Commission and compliance with mitigation measures as determined by the Commission to relocate the trees and/or to compensate the city for the loss of trees from the public right-of-way. Conditions of the Parks and Recreation Commission must be incorporated onto the plans prior to plan approval. The approval process may take up to three months; therefore, the applicant/developer is advised to identify all trees affected by the proposed project and make timely application to the Parks and Recreation Commission to avoid possible delays.
19. Close unused drive approach with full height curb and gutter per City Standards.
20. Construct residential driveway approaches at locations specified on submitted site plan. Provide drive approach dimensions on building plans. Width of drive approach shall not exceed 16', 4' x (wings) dimensions are required.

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. | <ol style="list-style-type: none"> 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 <u>prohibited</u> 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. 8. Proof of recordation of the final tract map shall be submitted prior to issuance of building permits. |
| Parks | <ol style="list-style-type: none"> 9. Street trees in the front and side setback shall meet with the approval of the parks and parkways division. 10. Park fees for the proposed development shall be remitted prior to approval of the final map. |
| Bldg. | <ol style="list-style-type: none"> 11. 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. 12. Submit grading plans, and an erosion control plan for this project. 13. Submit a soils report for this project. Soils report recommendation shall be blueprinted on both the architectural and grading plans. |

- Eng. 14. At the time of development submittal 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.
15. 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.
16. 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.
17. 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
- Fire 18. Dwellings will require the installation of a residential fire sprinkler system.
19. Provide smoke detectors.

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 at (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 to 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.

City of Costa Mesa



Address
Large

Address
Points

 Freeway
Roads

 Collector
(cont)

 Freeway
Major

 Newport BLVD
(cont)

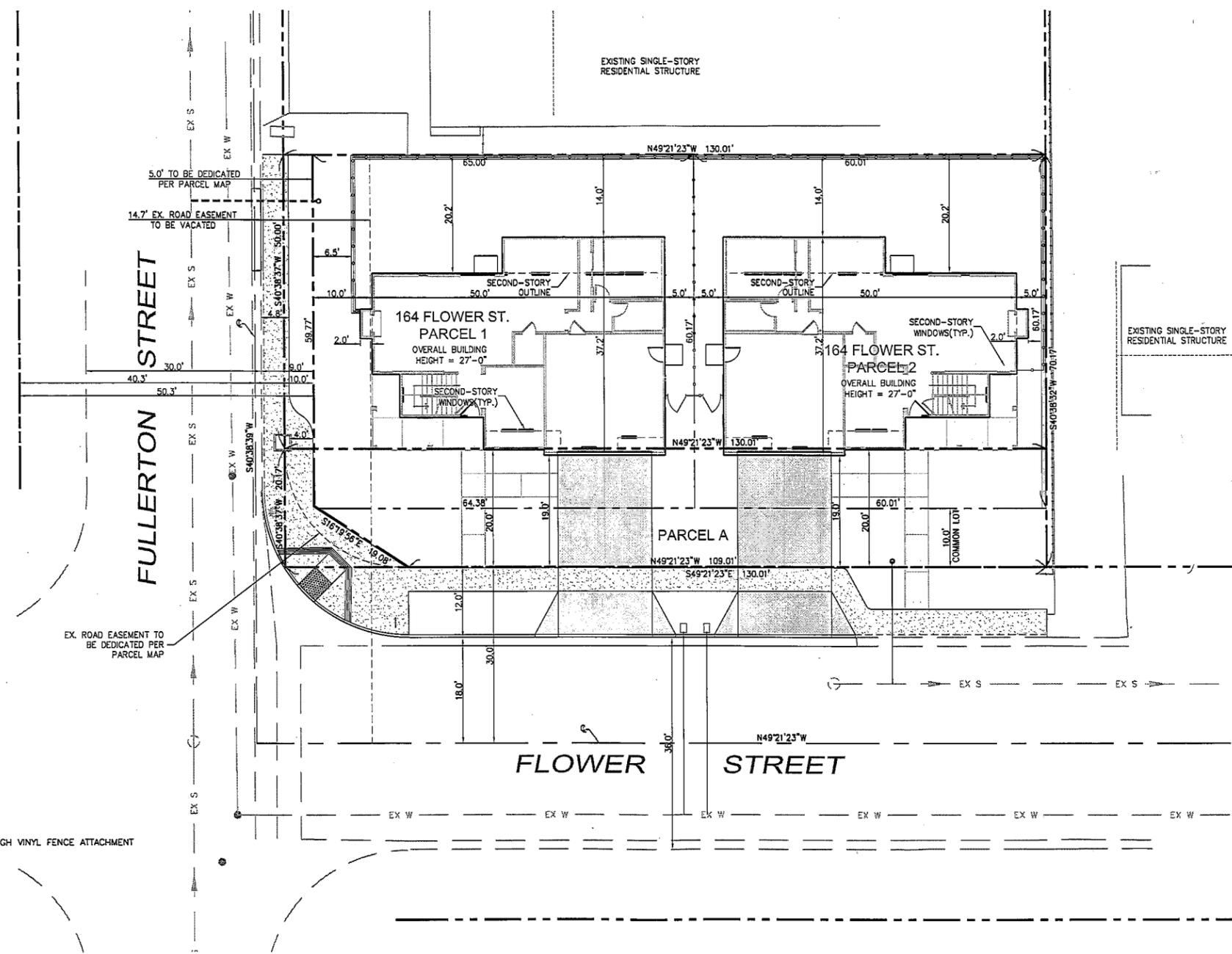
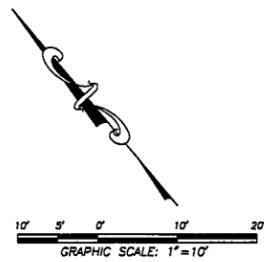
 Primary
SECONDARY

 Hydrology
Channels

 Street
Names

 Street
Centerlines

SITE PLAN FOR 164 FLOWER STREET IN THE CITY OF COSTA MESA, COUNTY OF ORANGE



LEGEND

	CENTER LINE
	EXISTING P/L
	PROPOSED P/L
	EXISTING EASEMENT
	EXISTING SEWER LINE
	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
	EXISTING POWER POLES
	EXISTING WATER METER
	PROPOSED WATER METER
	PROPOSED SEWER LATERAL
	EXISTING SEWER LATERAL
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	PROPOSED CONCRETE WALK
	PROPOSED 2'-HIGH RET. WALL
	PROPOSED 2'-HIGH RET. WALL W/ 6'-HIGH VINYL FENCE ATTACHMENT
	PROPOSED 6' HIGH VINYL FENCE

LOT COVERAGES

PARCEL 1			
STRUCTURE:	1,563 SQ. FT.	40.0%	
PORCH:	141 SQ. FT.	3.6%	
DRIVEWAY:	144 SQ. FT.	3.7%	
OPEN SPACE:	2,063 SQ. FT.	52.7%	
TOTAL:	3,911 SQ. FT.	100%	
PARCEL 2			
STRUCTURE:	1,563 SQ. FT.	43.3%	
PORCH:	141 SQ. FT.	3.6%	
DRIVEWAY:	144 SQ. FT.	4.0%	
OPEN SPACE:	1,763 SQ. FT.	48.8%	
TOTAL:	3,611 SQ. FT.	100%	
PARCEL A (COMMON LOT)			
DRIVEWAY:	160 SQ. FT.	13.7%	
OPEN SPACE:	1,007 SQ. FT.	86.3%	
TOTAL:	1,167 SQ. FT.	100%	

PROJECT DESCRIPTION

PARCEL 1	
PROJECT: ONE 2-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE	
TOTAL LIVING AREA:	2,369 SQ. FT.
FIRST FLOOR:	1,132 SQ. FT.
SECOND FLOOR:	1,237 SQ. FT.
GARAGE (UNCONDITIONED SPACE):	421 SQ. FT.
PARCEL 2	
PROJECT: ONE 2-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE	
TOTAL LIVING AREA:	2,369 SQ. FT.
FIRST FLOOR:	1,132 SQ. FT.
SECOND FLOOR:	1,237 SQ. FT.
GARAGE (UNCONDITIONED SPACE):	421 SQ. FT.

PROJECT ADDRESS

164 FLOWER STREET
COSTA MESA, CA

AREA

NET AREA:	9,123 SF = 0.209 AC
STREET DEDICATIONS:	434 SF = 0.009 AC
GROSS AREA:	8,689 SF = 0.200 AC

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6234 AND STATION GPS NO. 1533, BEING SOUTH 87°39'45" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

BENCHMARK
O.C.S. BENCHMARK 1E-100-74; FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1E-100-74", SET IN THE SOUTHERLY CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE EASTERLY CORNER OF THE INTERSECTION OF NEWPORT BOULEVARD AND BROADWAY, 77 FT. NORTHEASTERLY OF THE CENTERLINE OF BROADWAY AND 54 FT. SOUTHEASTERLY OF THE CENTER MEDIAN ALONG NEWPORT BOULEVARD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.
2005 ELEVATION - 95.626 FEET NAVD88

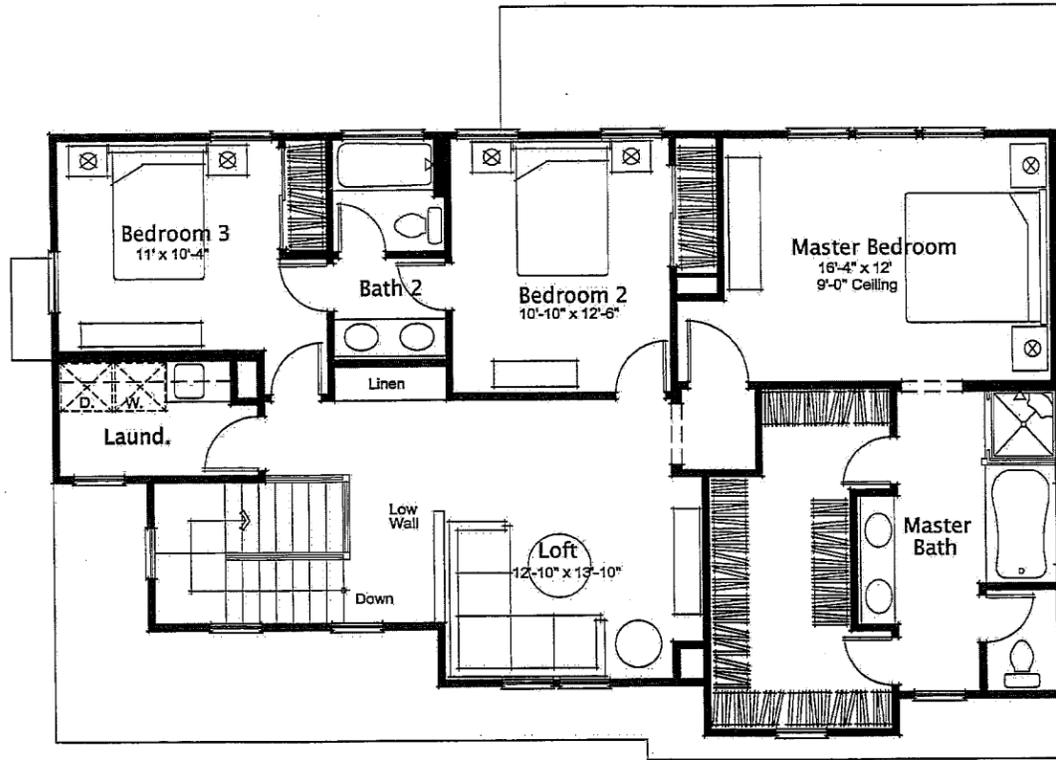
LEGAL DESCRIPTION
LOTS 1 AND 2, IN BLOCK C, TRACT 377, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON MAP THEREOF, RECORDED IN BOOK 16, PAGE 16, MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR PARCEL NUMBER
APN: 425-234-21

OWNER/DEVELOPER
SAM-COSTA MESA, LLC
1401 QUAIL ST., #100
NEWPORT BEACH, CA 92660
949.252.1122

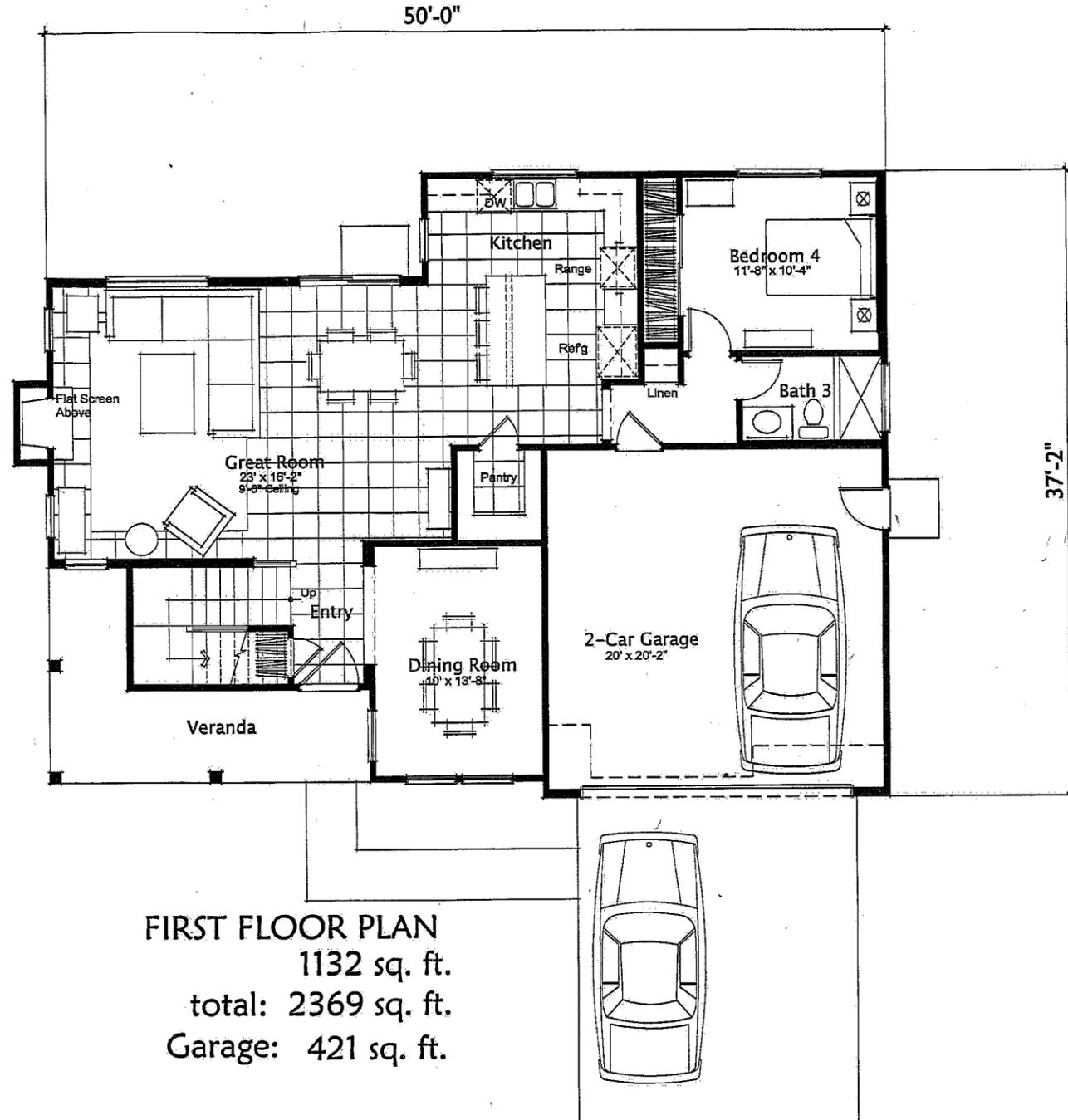
ENGINEER
 **ADAMS - STREETER
CIVIL ENGINEERS, INC.**
15 Corporate Park, Irvine, CA 92606
Ph: 949-474-2330 Fax: 949-474-0291

PLAN PREPARATION DATE
APRIL 5, 2012

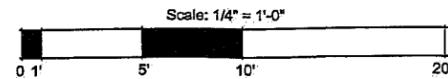


SECOND FLOOR PLAN
1237 sq. ft.

SECOND FLOOR LIMITATIONS:
 First floor footprint: Living area = 1132 sq. ft.
 Garage = 421 sq. ft.
 total = 1553 sq. ft. x 80% = 1242 Max.



FIRST FLOOR PLAN
1132 sq. ft.
total: 2369 sq. ft.
Garage: 421 sq. ft.



FLOOR PLAN FOR PARCEL 1 & PARCEL 2
PARCEL 2 WILL BE A REVERSE PLAN



FLOOR PLAN

Mark Gross & Associates, Inc.
 4011
 (415) 357-5000 Fax: (415) 357-7900

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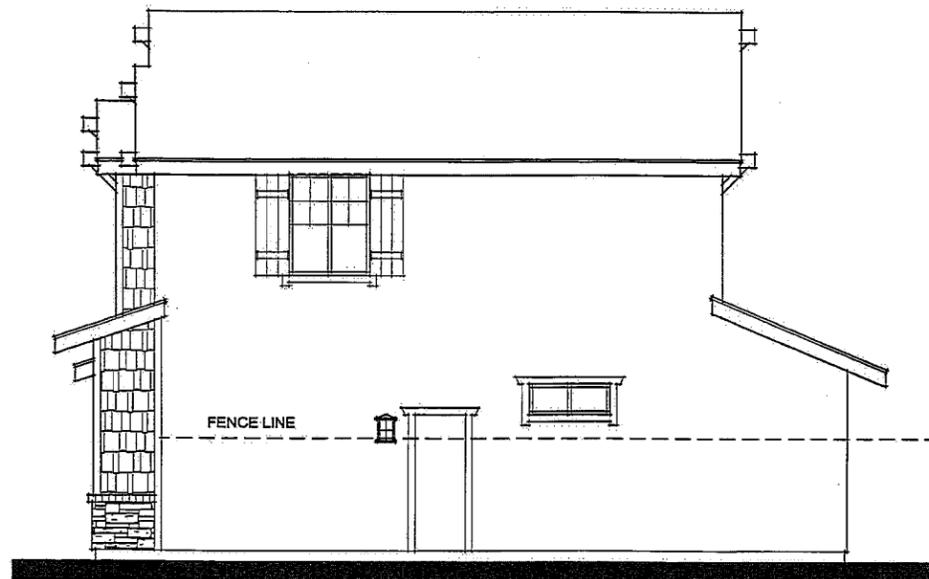
164 Flower Street, Costa Mesa, CA



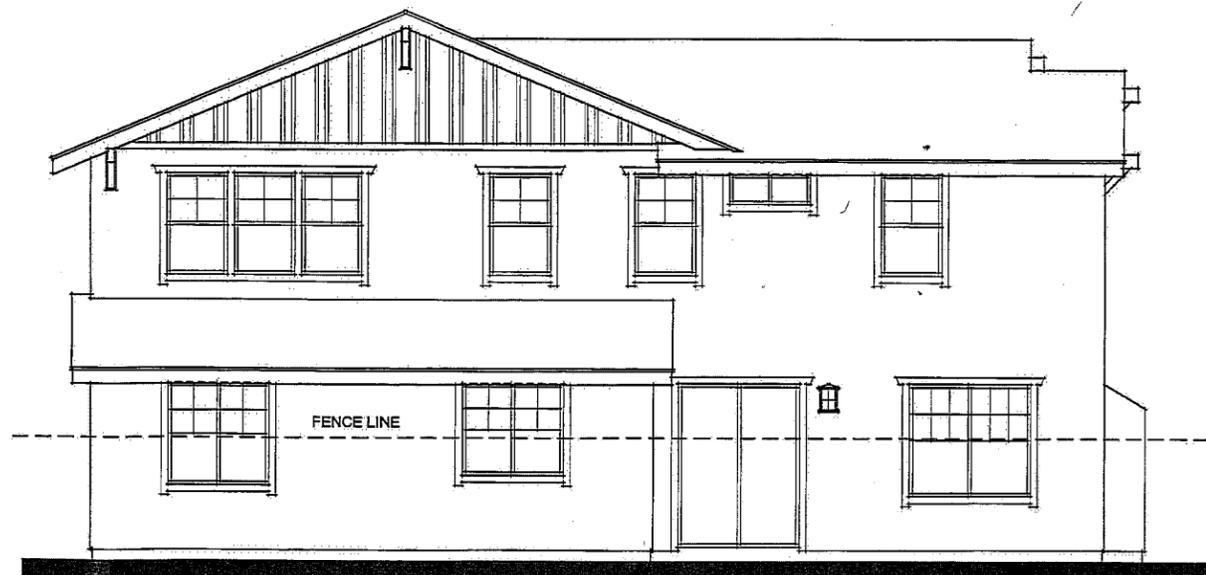
LEFT ELEVATION



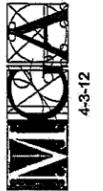
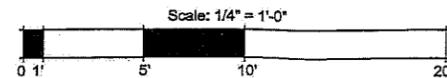
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



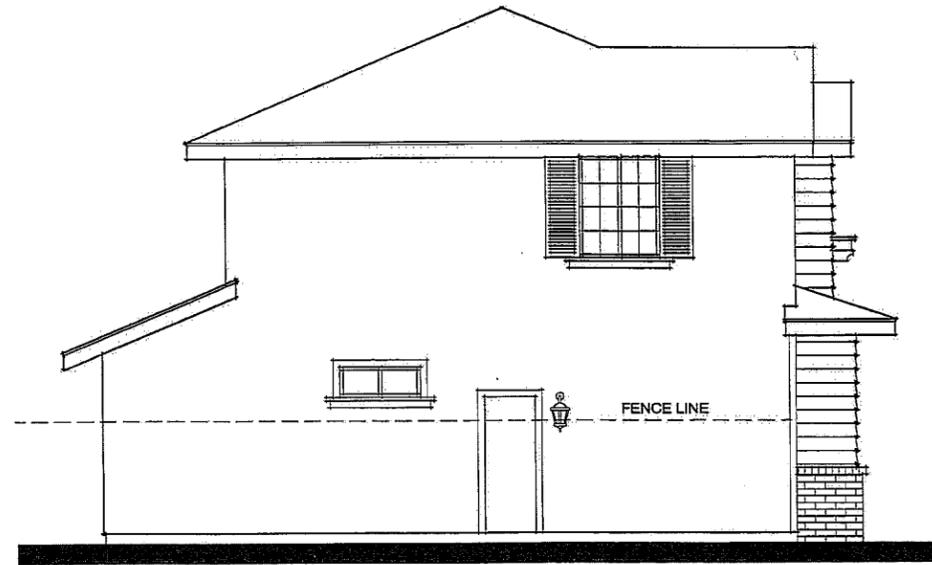
ELEVATION 'A'

Mark Gross & Associates, Inc.
ARCHITECTS
 (949) 447-8800 Fax (949) 447-7900

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164 Flower Street, Costa Mesa, CA



LEFT ELEVATION



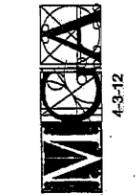
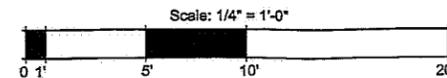
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



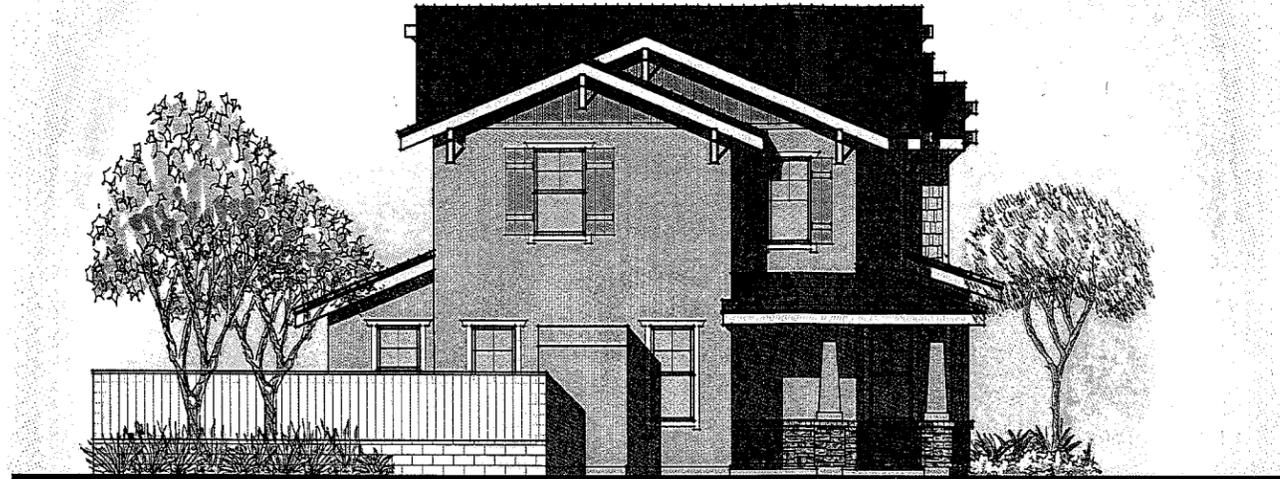
ELEVATION 'B'

Mark Gross & Associates, Inc.
 4015 Research Blvd., Suite 200, Culver City, CA 90230
 (415) 397-2000 Fax (415) 397-2008

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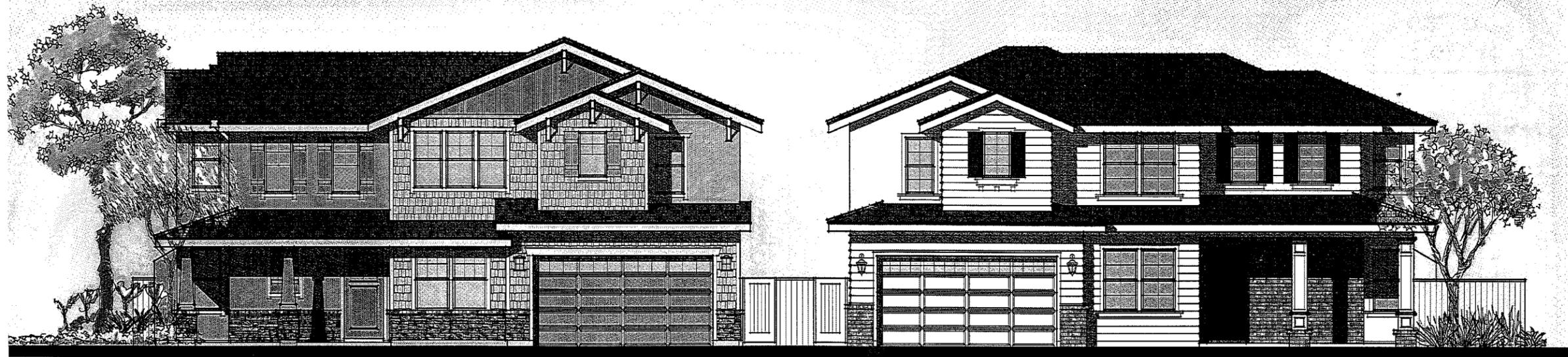


164 Flower Street, Costa Mesa, CA



CRAFTSMAN

FULLERTON ST. STREET SCENE



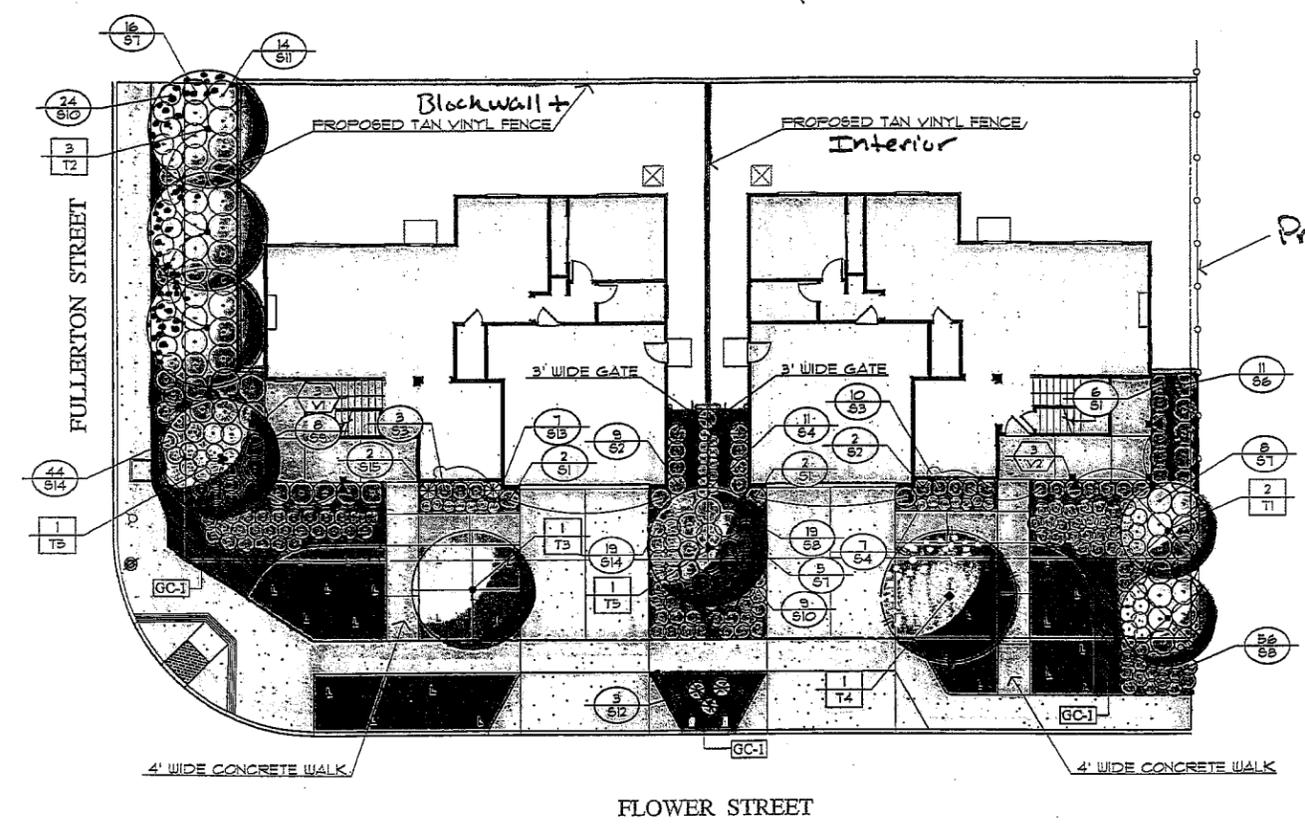
CRAFTSMAN

TRADITIONAL

FLOWER ST. STREET SCENE

**PRELIMINARY
PLANTING PLAN**

164 FLOWER STREET
COSTA MESA, CALIFORNIA
MASTERCRAFT BUILDERS, INC.
1401 QUAIL STREET, SUITE 100 NEWPORT BEACH, CA 92660 949-252-1122



PLANT LEGEND

SYM.	BOTANICAL NAME			WUCOLS
T1	TRISTANIA LAURINA	WATER GUM	24" BOX STANDARD / (8'-10" x 3'-4")	MEDIUM
T2	EUCALYPTUS FICIFOLIA	RED FLOWERING GUM	24" BOX / (8'-10" x 3'-4")	MEDIUM
T3	CUPANIOPSIS ANACARDIODES	CARROTWOOD TREE	24" BOX STANDARD / (8'-11" x 4'-5")	LOW
T4	MAGNOLIA GR. MAJESTIC BEAUTY	MAJESTIC SOUTHERN MAGNOLIA	24" BOX STANDARD / (8'-11" x 4'-5")	MEDIUM
T5	MELALEUCA LEUCADENDRA	PAPERBARK TREE	24" BOX MULTI. / (8'-10" x 3'-4")	LOW

LINEAR ROOT BARRIER NOTE:
LINEAR ROOT BARRIERS SHALL BE INSTALLED FOR ALL TREES WITHIN SIX FEET (6') OF ANY HARDSCAPE OR WALLS - TYPICAL (24" DEEP x 10' LONG)

SYM.	BOTANICAL NAME			WUCOLS
S1	PITTOSPORUM T. 'WHEELER'S DWARF'	DWARF MOCK ORANGE	5 GAL. @ 30' ON CENTER	MEDIUM
S2	FRAXINUS CAROLINIANA 'COMPACTA'	DWARF CAROLINA CHERRY	5 GAL. @ 30' ON CENTER	LOW
S3	BUXUS M. JAPONICA 'GREEN BEAUTY'	JAPANESE BOXWOOD	5 GAL. @ 30' ON CENTER	MEDIUM
S4	AGAPANTHUS AFRICANUS 'QUEEN ANNE'	LILY OF THE NILE	1 GAL. @ 18' ON CENTER	MEDIUM
S5	AZALEA INDICA 'DUC DE ROHAN'	DUC DE ROHAN AZALEA	5 GAL. @ 36' ON CENTER	MEDIUM
S6	LIGUSTRUM JAPONICA 'TEXANUM'	TEXAS PRIVET	5 GAL. @ 36' ON CENTER	LOW
S7	ROSA FLORIBUNDA 'ICEBERG'	ICEBERG ROSE	5 GAL. @ 36' ON CENTER	MEDIUM
S8	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL. @ 24' ON CENTER	MEDIUM
S9	RHAPHIOLEPIS INDICA 'ENCHANTRESS'	INDIAN HAWTHORN	5 GAL. @ 36' ON CENTER	LOW
S10	LAVENDULA STOECCHAS	SPANISH LAVENDER	5 GAL. @ 30' ON CENTER	LOW
S11	ESCALLONIA FRAGRANS	PINK ESCALLONIA	5 GAL. @ 42' ON CENTER	MEDIUM
S12	MORAEA BICOLOR	BUTTERFLY IRIS	5 GAL. PER PLAN	LOW
S13	LIRIOPE MUSCARI 'SILVER SUNPROOF'	BIG BLUE LILY TURF	1 GAL. @ 18' ON CENTER	MEDIUM
S14	ROSMARINUS O. P. 'HUNTINGTON'S BLUE'	HUNTINGTON'S ROSEMARY	1 GAL. @ 24' ON CENTER	LOW
S15	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	5 GAL. PER PLAN	LOW

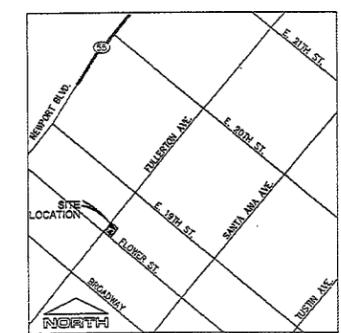
SYM.	BOTANICAL NAME			WUCOLS
V1	SIGNONIA VIOLACEA	LAVENDER TRUMPET	5 GAL. STAKED	MEDIUM
V2	PANDOREA JASMINOIDES ROSEA	PINK BOUQUET VINE	5 GAL. STAKED	MEDIUM

GROUNDCOVERS:

	SCOODED DWARF FESCUE BLEND LAWN - 'MARATHON' W/SHOVEL CUT EDGE
	MIN. 2" COVER - FOREST FLOOR O-2" SHREDDED BARK MULCH SOURCE: AGUNASA FERTILIZER COMPANY/IRVINE, CA (949) 766-2958
	GC-1 MYOPORUM PARVIFOLIUM 'PINK' FROM ROOTED CUTTINGS @ 18" O.C. w/1/2" LAYER SHREDDED BARK MULCH.

WEED REMOVAL NOTE:
THIS IS AN EXISTING SITE WHICH CONTAINS WEEDS & GRASSES. CONTRACTOR SHALL PERMANENTLY REMOVE ALL EXISTING PLANT MATERIALS ON SITE WITH SYSTEMIC WEED ERADICATION PRODUCTS AND METHODS AS APPROVED BY THE CITY OF COSTA MESA AND THE COUNTY OF ORANGE.

IRRIGATION NOTE:
ALL PLANTING AREAS AS SHOWN ON THIS PLAN SHALL HAVE A 100% FULL COVERAGE AUTOMATIC IRRIGATION SYSTEM INSTALLED. THE SYSTEM WILL UTILIZE LOW GALLONAGE HEADS AND/OR DRIP EMITTERS TO ALL PLANT MATERIAL.
THE SYSTEM SHALL BE INSTALLED WITH A 'SMART' CONTROLLER AND RAIN SENSOR SHUT-OFF DEVICE FOR WATER SAVINGS.



VICINITY MAP
NTS

FRANK RADNACHER ASSOCIATES, INC. Landscape Architects
1401 QUAIL STREET, SUITE 100 NEWPORT BEACH, CA 92660
949-252-1122

SCALE: 1/8" = 1'-0"
DATE: 1/6/2019
JOB NO: 201905
DRAWN: VV
CHECK: ML

NO.	REVISIONS	BY	DATE

SHEET
L-1

1/6/2019 10:55 AM - 164 Flower Street - Mastercraft Builders, Inc. - 1/6/2019 10:55 AM, 1/5/19, VV

TENTATIVE PARCEL MAP 2011-144

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

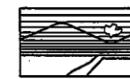


VICINITY MAP
NTS

OWNER/SUBDIVIDER

SAM-COSTA MESA, LLC
1401 QUAIL STREET, #100
NEWPORT BEACH, CA 92660
CONTACT: RAY DORAME, VP OF OPERATIONS
PHONE: 949.252.1122

PLANS PREPARED BY:



**ADAMS • STREETER
CIVIL ENGINEERS, INC.**
18 Corporate Park, Irvine, CA 92606
Ph: 949-474-2530 Fax: 949-474-0251

LEGAL DESCRIPTION

LOT 1 AND 2 IN BLOCK "C" OF TRACT NO. 377, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 16 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING FROM LOT 1 THE INTEREST CONVEYED TO THE COUNTY OF ORANGE BY DEED RECORDED MAY 13, 1926 IN BOOK 649, PAGE 209 OF DEEDS.

ASSESSOR PARCEL NUMBER

APN: 425-234-21

BENCHMARK

O.C.S. BENCHMARK GPS #1533; FOUND BENCH MARK STAMPED WITH 3 3/4" ALUM. DISK IN 4 FT. BY 8 FT. CATCH BASIN.
ELEV. = 95.626

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6234 AND STATION GPS NO. 1533, BEING SOUTH 87°39'45" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

PROJECT ADDRESS

164 FLOWER STREET, COSTA MESA, CALIFORNIA 92627

REVISIONS:

REVISION	DESCRIPTION	DATE

THIS MAP WAS PREPARED UNDER THE SUPERVISION OF:



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

PLAN PREPARATION DATE

MARCH 26, 2012

J.N. 11-1876

CITY OF COSTA MESA

**TENTATIVE PARCEL
MAP NO. 2011-124**

SHEET
1
OF
1

EXISTING EASEMENTS	
PER TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 3947735, DATED JANUARY 13, 2012	
SYMBOL ON PLAN	DESCRIPTION
(A)	AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF COSTA MESA RECORDED NOVEMBER 23, 1927 IN BOOK 101, PAGE 172 OF OFFICIAL RECORDS.
(B)	AN EASEMENT FOR STREET, HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF COSTA MESA RECORDED DECEMBER 23, 1959 IN BOOK 5028, PAGE 479 OF OFFICIAL RECORDS.

AREA	
NET AREA:	9,123 SF = 0.209 AC
STREET DEDICATION:	434 SF = 0.009 AC
GROSS AREA:	8,689 SF = 0.200 AC

GENERAL NOTES

- EXISTING ZONING: R2
- PROPOSED ZONING: R2
- PROPOSED LAND USE: SMALL-LOT CONFIGURATION
- AREA IS NOT SUBJECT TO OVERFLOW OR FLOOD HAZARD; ZONE "X", FIRM MAP 06059C0269J, DECEMBER 3, 2009

PARCEL SUMMARY

PARCEL	PARCEL AREA	DESCRIPTION
1	3,911 S.F. = 0.090 AC	2-STORY BUILDING & ATTACHED 2-CAR GARAGE
2	3,611 S.F. = 0.083 AC	2-STORY BUILDING & ATTACHED 2-CAR GARAGE
A	1,167 S.F. = 0.027 AC	COMMON LOT

LOT COVERAGES

PARCEL	STRUCTURE	PORCH	DRIVEWAY	OPEN SPACE	TOTAL	
PARCEL 1	1,563 SQ. FT.	141 SQ. FT.	144 SQ. FT.	2,063 SQ. FT.	3,911 SQ. FT.	
	40.0%	3.6%	3.7%	52.7%	100%	
	PARCEL 2	1,563 SQ. FT.	141 SQ. FT.	144 SQ. FT.	1,763 SQ. FT.	3,611 SQ. FT.
		43.3%	3.9%	4.0%	48.8%	100%
		PARCEL A (COMMON LOT)	160 SQ. FT.	1,007 SQ. FT.	1,167 SQ. FT.	1,167 SQ. FT.
13.7%			86.3%	100%	100%	100%

LEGEND

---	CENTER LINE
---	EXISTING P/L
---	PROPOSED BOUNDARY
---	PROPOSED P/L
---	EXISTING EASEMENT
---	EXISTING SEWER LINE
---	EXISTING WATER LINE
---	EXISTING FIRE HYDRANT
---	EXISTING POWER POLES
---	EXISTING WATER METER
---	PROPOSED WATER METER
---	PROPOSED SEWER LATERAL
---	EXISTING CURB & GUTTER
---	PROPOSED CURB & GUTTER
---	PROPOSED CONCRETE WALK

ABBREVIATION

EX	EXISTING
FL	FLOW LINE
FG	FINISH GRADE
FS	FINISH SURFACE
P/L	PROPERTY LINE
S	SEWER
R/W	RIGHT OF WAY
TC	TOP OF CURB
W	WATER

GRAPHIC SCALE: 1"=10'

