



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: AUGUST 26, 2013

ITEM NUMBER:

PH 1

**SUBJECT: FOURTH TIME EXTENSION FOR PLANNING APPLICATION PA-07-15 AND VESTING TENTATIVE TRACT MAP T-17198 FOR A TWENTY-SIX UNIT RESIDENTIAL COMMON-INTEREST DEVELOPMENT AT 2013-2029 ANAHEIM AVENUE**

**DATE: AUGUST 15, 2013**

**FOR FURTHER INFORMATION CONTACT: MEL LEE AICP, SENIOR PLANNER  
(714) 754-5611 (mel.lee@costamesaca.gov)**

---

## **DESCRIPTION**

The applicant is requesting a fourth extension of time for a master plan to construct a three-story, 26-unit, residential common interest development project ("Beachside Townhomes") with specified deviations from the residential development standards to expire on October 8, 2014 (one year).

## **APPLICANT**

Al Mozayeni of ABCO Realty and Investment Inc. is the authorized agent for Beachside Properties, LLC, the property owners.

## **RECOMMENDATION**

Approve the time extension to be valid to October 8, 2014 by adoption of Planning Commission resolution.

## **BACKGROUND**

### ***Project Site/Environs***

The project site consists of 1.35 acres and is located in the Mesa West Residential Ownership Urban Plan area. This property is zoned R3 and abuts multi-family zoned property on all sides. The property currently contains 18 occupied multiple-family residential units.

### ***History***

On October 8, 2007, the Commission, on a 5-0 vote, approved the master plan for the three-story, 26-unit, condominium project with the following deviations from the residential development standards:

- Tandem parking (required to be provided in an open carport, proposed in an enclosed garage);
- Minimum open space (40% required; 37% proposed);
- Lot coverage (60% maximum; 63% proposed);
- Rear lot coverage (25% maximum allowed; 40% proposed);
- Driveway parkway landscaping (10 feet required; less than 6 inches proposed);
- Front setback (20 feet required; 8 feet 4 inches proposed to front of entry trellis);
- Rear setback (20 feet required; 15 feet proposed).

### **1st Time Extension for PA-07-15**

On November 24, 2008, Commission, on a 5-0 vote, approved a two-year time extension for the master plan to be valid to October 8, 2010.

### **2nd Time Extension for PA-07-15**

On September 13, 2010, Commission, on a 4-1 vote (Commissioner Mensinger voting no), approved a two-year time extension for the master plan to be valid to October 8, 2012.

### **3rd Time Extension for PA-07-15**

On November 13, 2012, Commission, on a 5-0 vote, approved a one-year time extension for the master plan to be valid to October 8, 2013 (the applicant had originally requested a three-year extension).

### **Vesting Tract Map T-17198 and Extensions**

The Commission also approved Vesting Tentative Tract Map T-17198 to allow the residences to be sold independent of one another. The map approval was originally valid for two years (to October 8, 2009); however, the map has been automatically extended through the following legislative amendments to the State Subdivision Map Act:

- Senate Bill SB 1185 (adopted July 2008) allowed an automatic one-year extension valid to October 8, 2010.

- Assembly Bill AB 333 (adopted July 2009) allowed an additional automatic two-year extension valid to October 8, 2012.
- Assembly Bill AB 208 (adopted July 2011) allowed an additional automatic two-year extension valid to October 8, 2014.
- Assembly Bill AB 116 (adopted July 2013) allows an additional automatic two-year extension valid to October 8, 2016.

### ***Current Extension Request***

Planning Commission typically considers and grants two-year time extensions for Planning Applications if they are associated with a tentative parcel or tract map. However, it should be noted that the Commission approved a one-year extension for the project at their November 13, 2012 meeting (the applicant had requested a three-year extension). The reason the Commission granted a one-year extension was because sufficient progress had not been made with regard to obtaining the financing to commence construction of the project.

### **ANALYSIS**

Staff supports this time extension request due to:

- 1) Due to economic conditions, the applicant was not able to secure funding to obtain building permits and proceed with construction. The project may be acquired by another developer who is interested in initiating construction. Discussions are currently pending on this real estate transaction.
- 2) Applicable Zoning Code sections and residential design guidelines have not changed since Commission's approval of the master plan.
- 3) Assembly Bill AB 116 extended the valid time frame for the vesting tentative map to October 8, 2016.

At this time, staff strictly recommends a one year extension. Staff has indicated to the applicant that there would be concerns with any future extension requests for this project given the amount of time that has elapsed to date.

### **ALTERNATIVES**

If the time extension for the master plan is denied, the vesting tentative tract map to subdivide the property for condominium purposes will still be valid until October 8, 2016, but the applicant would not have a corresponding development project. The applicant could not file a similar request for six months.

### **CONCLUSION**

Approval of the time extension would allow the applicant and/or the future project owner additional time to obtain the financing needed to move forward with construction.



---

MEL LEE, AICP  
Senior Planner



---

CLAIRE FLYNN, AICP  
Asst. Development Services Director

- Attachments:
1. Draft Planning Commission Resolution
  2. Applicant's Extension Request
  3. Location Map
  4. Plans

Director of Economic & Development / Deputy CEO  
Sr. Deputy City Attorney  
Public Services Director  
City Engineer  
Transportation Services Manager  
Fire Protection Analyst  
Staff (4)  
File (2)

Al Mozayeni  
ABCO Realty  
18552 MacArthur Blvd, Suite 102  
Irvine, CA 92612

Adam Toal, P.E.  
Toal Engineering, Inc.  
139 Avenida Navarro  
San Clemente, CA 92672

## RESOLUTION NO. PC-13-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING A FOURTH TIME EXTENSION FOR PLANNING APPLICATION PA-07-15 TO BE VALID FOR A ONE-YEAR PERIOD TO OCTOBER 8, 2014**

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

WHEREAS, an application was filed by Al Mozayeni of ABCO Realty for Planning Application PA-07-15 and Vesting Tentative Tract Map T-17198 with respect to the real property located at 2013-2029 Anaheim Avenue; and

WHEREAS, the proposed project involves the following: (1) Planning Application PA-07-15 for a Master Plan for a three-story, 26-unit, multi-family attached residential common interest development, with requested deviations from development standards including tandem parking (required to be provided in an open carport; proposed in an enclosed garage), lot coverage (60% maximum; 63.1% proposed), open space (40% required; 36.9% proposed), rear lot coverage (maximum 25% coverage allowed; 40% proposed), driveway parkway landscaping (10 feet required; less than 6 inches proposed), and front setback, (20 feet required; 8 feet 4 inches proposed to the front entry trellis), rear setback (20 feet required; 15 feet proposed); and (2) Vesting Tentative Tract Map T-17198 to subdivide the property for common-interest development purposes; and

WHEREAS, on October 8, 2007, Planning Commission approved Planning Application PA-07-15 by adoption of Resolution No. PC-07-73, attached hereto as Exhibit "1"; and

WHEREAS, on October 8, 2007, Planning Commission approved Vesting Tentative Tract Map T-17198 to subdivide the property for residential condominium purposes. In accordance with State of California Government Code Section 66452.21, the expiration date of this subdivision map is automatically extended to October 8, 2016;

WHEREAS, previous extensions of time for Planning Application PA-07-15 were granted by the Commission on November 24, 2008, September 13, 2010, and November 13, 2012; and

WHEREAS, a request for a fourth extension of time was filed by Al Mozayeni of ABCO Realty to expire on October 8, 2014; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on August 26, 2013 with all persons having the opportunity to speak for and against the project;

WHEREAS, the time extension does not change the previously-adopted findings and conditions of approval for Planning Application PA-07-15, as specified in Exhibits "A" and "B" respectively, of Resolution No. PC-07-73. These findings and conditions of approval, with exception of Condition of Approval 23 related to construction hours, are still applicable to the proposed project;

BE IT RESOLVED that, based on the evidence in the record, the Planning Commission hereby **APPROVES** an extension of time for Planning Application PA-07-15 to be valid to for a one-year period to **October 8, 2014** with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-07-15. This action is also based on the evidence in the record and findings and subject to the applicant's compliance with each and all of the conditions as specified herein and in Resolution No. PC-07-73.

**PASSED AND ADOPTED this 26<sup>th</sup> day of August 2013.**

---

Jim Fitzpatrick, Chair  
Costa Mesa Planning Commission



# EXHIBIT 1

## RESOLUTION NO. PC-07-73

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING THE FOLLOWING: (1) PLANNING APPLICATION PA-07-15, INCLUDING MASTER PLAN FOR A 3-STORY, 26-UNIT, RESIDENTIAL COMMON-INTEREST DEVELOPMENT AND SPECIFIED DEVIATIONS FROM DEVELOPMENT STANDARDS; AND (2) VESTING TRACT MAP VT-17198, FOR A 1.35 ACRE PROPERTY LOCATED IN THE MESA WEST RESIDENTIAL OWNERSHIP URBAN PLAN AT 2013-2029 ANAHEIM AVENUE IN AN R3 ZONE AND MIXED-USE OVERLAY ZONE.

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

WHEREAS, an application was filed by Al Mozayeni of ABCO Realty for Planning Application PA-07-15 and Vesting Tentative Tract Map VT-17198 with respect to the real property located at 2013-2029 Anaheim Avenue;

WHEREAS, the proposed project involves the following: (1) Planning Application PA-07-15 for a Master Plan for a three-story, 26-unit, multi-family attached residential common interest development, with requested deviations from development standards including tandem parking (required to be provided in an open carport; proposed in an enclosed garage), lot coverage (60% maximum; 63.1% proposed), open space (40% required; 36.9% proposed), rear lot coverage (maximum 25% coverage allowed; 40% proposed), driveway parkway landscaping (10 feet required; less than 6 inches proposed), and front setback, (20 feet required; 8 feet 4 inches proposed to the front entry trellis), rear setback (20 feet required; 15 feet proposed); and (2) Vesting Tentative Tract Map VT-17198 to subdivide the property for common-interest development purposes;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 8, 2007 to allow for public comment on the proposed project and with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the proposed project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and is considered an exempt activity under CEQA Guidelines Section 15332, Class 32, related to infill development;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** (1) Planning Application PA-07-15 for a Master Plan for a three-story, 26-unit, multi-family attached residential common interest development and (2) Vesting Tentative Tract Map VT-17198 to subdivide the property for condominium purposes, at 2013-2029 Anaheim Avenue in the Mesa West Residential Ownership Urban Plan area.

BE IT FURTHER RESOLVED that the Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Planning Application PA-07-15/VT-17198 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B" Should any material change occur in the operation, or should the applicant fail to comply with the conditions of approval, this Resolution, and any recommendation for approval herein contained, shall be deemed null and void.

**PASSED AND ADOPTED this 8<sup>TH</sup> day of October, 2007.**



**DONN HALL**  
Chair, Costa Mesa  
Planning Commission



EXHIBIT "A"FINDINGS

- A. Planning Application PA-07-15/VT-17198 is consistent with the goals, policies, objectives, and/or regulations of the General Plan, Zoning Code, and Mesa West Residential Ownership Urban Plan. The proposed three-story, condominium development is a new type of urban housing in the area that complies with the important objectives of the Residential Ownership Urban Plan: to promote Westside revitalization through homeownership, encourage owner-occupied housing, and apply flexible development standards to stimulate ownership housing. The project meets the purpose and intent of the mixed-use overlay district, and the stated policies of the Mesa West Residential Ownership Urban Plan. The proposed 26-unit residential condominium project will meet the central objectives of Urban Plan to revitalize the Westside and create new homeownership opportunities. The proposed density at 1 unit per 2,253 sq. ft. is within the density limits of 20 units per acre allowed in the General Plan and Urban Plan.
- B. The proposed project complies with Title 13, Section 13-83.52(c), Mixed-Use Overlay District, of the Municipal Code because the Master Plan is found to exhibit excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development. The proposed project complies with the Urban Plan to provide additional amenities or innovation in exchange for flexible development standards. The project includes adequate resident-serving amenities in the common and private open space areas. Overall the proposed master plan represents a desirable product type in conformance with the City's policy documents.
- C. The proposed project complies with Title 13, Section 13-83.52(d), Mixed-Use Overlay District, of the Municipal Code because:
- a) The strict interpretation and application of the Zoning Code's development standards would result in practical difficulty inconsistent with the purpose and intent of the General Plan and Mesa West Residential Ownership Urban Plan. The proposed master plan does not strictly conform to development standard related to open space, lot coverage, rear yard coverage, front/rear setbacks, landscape parkway requirements, and tandem parking in enclosed garages. However, the Urban Plan allows deviations from these requirements because the proposed project better achieves the purposes and intent of the General Plan and Urban Plan. Deviation from development standards would still result in a well-designed housing project that is considered compatible with the neighborhood.
  - b) The granting of the deviation results in a common interest development which exhibits excellence in design, site planning, integration of uses and structures, and compatibility standards for residential development.
  - c) The granting of a deviation will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity. No adverse impacts from implementation of the proposed project are identified.
  - d) The long-term vision of the Mesa West Residential Ownership Urban Plan is to encourage marginal residential properties to be redeveloped into ownership

housing. The strict application of code requirements for residential development standards would discourage redevelopment of this new type of urban housing and thereby deprive the property owner of special privileges afforded in the Urban Plan area. The requests for specified deviations are considered reasonable and would result in implementation of a residential ownership project supportive of the Urban Plan vision.

D. The proposed project complies with Title 13, Section 13-29(e), of the Municipal Code because:

- a) The proposed development and use is compatible and harmonious with uses both onsite as well as those on surrounding properties. Specifically, the proposed high-density residential development will replace existing residential apartments. New 6-foot tall perimeter block walls will provide noise attenuation and privacy from the adjacent residential properties. The recreational pool area, back yard areas, and private balconies are important amenities which provide useable open spaces for the homeowners.

Deviations from open space, lot coverage, and rear yard coverage are compensated by a combination of large backyards and balconies which exceed the minimum private open space requirements. Additionally, the project includes a common amenity area with landscaped areas and recreational facilities. Deviations from building setbacks are compensated by enhanced architectural treatment and varied building materials. A deviation from parkway landscape requirements is justified to allow for compliance with driveway design standards. A deviation for tandem parking within an enclosed garage is allowed subject to conditions that the tandem parking areas be used for vehicle parking only and not be obstructed by storage items.

- b) Safety and compatibility of the design of the buildings, 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 shall provide two standard residential drive approaches from Anaheim Avenue that shall include a control call box at both entries. The drive approaches shall be a minimum of 20' from the property line to avoid vehicle queuing from the public street.
- c) The planning application is for a project-specific case and does not establish a precedent for future development in the overlay zone.
- d) The cumulative effects of Planning Application PA-07-15, including approval of requested deviations, and Vesting Tentative Tract Map VT-17198 have been considered.

E. The project meets the purpose and intent of the Mesa West Residential Ownership Plan related to an aesthetic analysis. An aesthetic analysis of the interface and compatibility between adjacent residential uses related to shade/shadow impacts, neighborhood character, and privacy, concluded that the project was found to be compatible with surrounding residential uses. The three-story complex features 15-foot side and rear setbacks to its abutting neighbors. Given that shade/shadow effects would still occur with a two-story structure, although the length of shadows would be comparatively shorter, and the majority of the shadow is cast on the neighboring driveway, these impacts are not

considered significant. Furthermore, since the Urban Plan area has been identified as a revitalization area, this new type of three-story, "urban village" concept is within the height limit allowed, and deemed compatible with, uses in the overlay zone.

- F. The project meets the purpose and intent of the Residential Design Guidelines which are intended to promote design excellence in new residential construction, with consideration given to compatibility with the established residential community. The proposed architecture exhibits design excellence and compatibility with the neighboring properties. Specifically, the townhomes feature Mediterranean architecture and varied building materials/surface treatments. The earthtone color scheme and quality building materials reinforce the urban village concept. The development features two accent colors, stucco/stone/siding surfaces, and painted steel balconies. The windows have fiber-cement trim. Additionally, the stone borders and custom-made garage doors are unique enhancements to the buildings.
- G. In accordance with State Law, the project has been reviewed for compliance with the California Environmental Quality Act and is considered an exempt activity under CEQA Guidelines Section 15332, Class 32, related to infill development. Thus, the evidence presented in the record as a whole indicates that the project will not individually or cumulatively have an adverse effect on the environment.
- H. The proposed project complies with minimum requirements for emergency response access. Due to the 235-foot depth of the lot, the City's Fire Department has required the installation of residential sprinkler systems for all 26 dwelling units.
- I. The future subdivision for condominium purposes 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. The subdivision map application shall be processed and approved by the City prior to issuance of building permits to ensure compliance with the Subdivision Map Act requirements and provision of ownership dwelling units. The design of the subdivision shall provide, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- J. The future discharge of sewage from this future subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- K. The 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.
- L. Pursuant to Section 13-29(g)(13) of the Municipal Code, the subject property is physically suitable to accommodate Vesting Tentative Tract Map VT-17198 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.
- M. 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.
- O. The proposed residential use of the subdivision is compatible with the General Plan. The

approval of the subdivision will allow home ownership opportunities without impacting rental housing. This is consistent with the goals, objectives, and policies of the General Plan Land Use and Housing Element.

- P. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management of Title 13 of the Municipal Code in that the project's traffic impacts will be mitigated at all affected intersections.

## EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng. 1. 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.
2. Prior to issuance of building permits, applicant 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.
3. The conditions of approval or code provisions of Planning Application PA-07-15/VT-17198 shall be blueprinted on the face of the site plan as part of the plan check submittal package. The project shall comply with these requirements.
4. All residential units shall be "for sale" units. The site shall not be developed for apartments or other non owner-occupied units. Prior to issuance of building plans for plancheck, applicant must submit a subdivision application for processing. The subdivision map must be final and recorded prior to issuance of building permits.
5. Street addresses shall be displayed on the front of each unit and on a complex identification sign visible from the street. Street address numerals shall be a minimum 6 inches in height with not less than ½-inch stroke and shall contrast sharply with the background.
6. 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 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 stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall 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. No cross lot drainage to adjacent properties shall be allowed.
7. To avoid an alley-like appearance, the private street shall not be entirely paved with asphalt and shall contain finished colored concrete as shown on approved driveway paving plan. Specifically, the lowest point (v-point) of the private driveway shall be comprised of colored concrete or other material as deemed acceptable by the Development Services Director to avoid an alley-like appearance. The entry/exit drive of the private street shall be made of stamped concrete or pervious pavers. The final landscape concept plan shall indicate the landscape palette and the design/material of paved areas, and the landscape/hardscape plan shall be approved by the Development Services Director prior to issuance of building permits.
8. The site plan submitted with initial working drawings shall contain a notation specifying that the project is a "one-lot airspace common interest development" and shall specify the ultimate interior property lines.
9. The applicant shall contact the Planning Division to arrange 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.
10. Prior to issuance of certificate of occupancy, the applicant shall construct a 6-foot tall decorative block wall around the perimeter of the project site. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them and/or provide adequate privacy screening by trees and landscaping. A minimum of 6-foot high wood or block privacy walls shall be constructed between the townhouses.
  11. 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.
  12. Enhanced design elements and architectural treatment as shown in the approved color elevation drawings shall be implemented to the satisfaction of the Development Services Director. 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 the master plan review process, or in the requirement to modify the construction to reflect the approved plans.
  13. The roofing material shall be comprised of asphalt shingles with a striated color palette and not a monochrome palette to increase visual interest. Acceptable roofing materials will be determined by the Development Services Director.
  14. The landscape plan shall feature 24-inch box trees and 5-gallon shrubs as described in the City's landscaping standards to the satisfaction of the Development Services Director. The setback areas and the landscaped driveway parkway provided shall be landscaped with trees and vegetation to the fullest extent possible. The landscape plan shall be approved prior to issuance of building permits and shall contain a greater percentage of 24-inch box trees than the minimum Code requirements to the satisfaction of the Development Services Director.
  15. If the project is constructed in phases, the decorative block wall, landscaping within the street setback areas and irrigation shall be installed prior to the release of utilities for the first phase.
  16. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts shall be permitted.
  17. Applicant shall submit floor plans for all models, including reverse plan models, with the working drawings for plan check.
  18. There shall be minimal nighttime lighting, primarily for security purposes, of the common areas. Any lighting under the control of the applicant shall be directed in such a manner so as to not unreasonably interfere with the quiet enjoyment of the nearby residences abutting the project site.
  19. 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.
  20. All backflow prevention devices, transformers, and other utility or ground-mounted equipment shall not be located in any landscaped setback visible

from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning Staff. The applicant shall show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.) on the initial working plans.

21. The project site shall be graded in a manner to eliminate the necessity of retaining walls within the project site to the maximum extent feasible. This condition excludes the proposed perimeter retaining walls along the development lot lines.
22. Prior to submittal of working plans for plan check, applicant shall submit a written determination from the Sanitary District and/or any private trash hauler that trash collection service can be provided to each individual dwelling unit. This letter shall be remitted to the Planning Division prior to issuance of building permits.
- ~~23. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m. and 6 p.m. on Saturday. Construction is prohibited on Sundays and Federal holidays. Exceptions may be made for activities that will not generate noise audible from off site, such as painting and other quiet interior work.~~
24. Prior to issuance of building permits, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office.

A. The CC&Rs shall contain provisions that effectively implement the following parking-related requirements: (1) require that the homeowner's association (HOA) require homeowners to maintain a 20' x 20' unobstructed area or 36' X 10' for tandem garages in their enclosed garages to allow parking of two vehicles instead of any other purpose (e.g. storage) and (2) require that the HOA contract with a towing service to enforce the parking regulations.

B. The CC&Rs shall also contain provisions related to night-time lighting and active use of the common recreational area. These provisions shall prohibit amplified noise, loud parties/gatherings, night-time lighting other than for security purposes, or any other activities that may be disruptive to the quiet enjoyment of neighboring properties after sunset.

C. The CC&Rs shall also contain provisions related to preservation and maintenance of the common lot and common open space areas in perpetuity by the homeowner's association.

Any subsequent revisions to the CC&Rs related to these provisions must be reviewed and approved by the City Attorney's office and the Development Services Director before they become effective.

25. Applicant shall provide proof of establishment of a homeowner's association prior to release of any utilities.
26. Garages for individuals units shall be equipped with automatic garage door openers and roll-up garage doors. Tandem garages shall contain custom windows.
27. Final tract map shall be approved and recorded prior to issuance of building

permits.

- Trans. 28. Applicant shall close unused drive approach(es) with curb and gutter.
29. Prior to submission of plans for plancheck, applicant shall revise the plan to show control call boxes at both vehicle entry/security gates.
30. The residential driveway approach (Type II driveway approach) shall be constructed to suit approved entry design to the satisfaction of the Transportation Manager. Drive aisles, parking stall configurations, and turning radius must comply with the City's parking design standards.
31. New gates on Anaheim Avenue shall be a minimum of 20 feet from the property line to allow vehicles to clear the public sidewalk before stopping at the gate. Revise site plan to indicate how guests access parking spaces and to identify public parkway width and street width from the centerline to property line.
- Eng. 32. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.
33. Applicant shall comply with all of the requirements as set forth in the City Engineer's letter dated August 20, 2007.
- Fire 34. All residential units shall be sprinklered. Applicant shall provide an automatic fire sprinkler system according to NFPA 13R.
- Bldg 35. Applicant shall submit a soils report and erosion control plan in conjunction with submission of grading plans for plan check.

LEE, MEL

**From:** Al Mozayeni [al@abc Realty.net]  
**Sent:** Tuesday, August 13, 2013 11:47 AM  
**To:** jimfitzeco@gmail.com; rdickson.cmpc@gmail.com; colinkmcarthy@yahoo.com; aventrue@aol.com; twsesler@gmail.com; ARMSTRONG, GARY; FLYNN, CLAIRE; LEE, MEL  
**Cc:** AToal@toalengineering.com  
**Subject:** Plans: TTM 17198 JN 15087  
**Attachments:** 15087-gp-sub1-2013-08-12.pdf; 3rd check comments-COUNTY(1).pdf; Letter for Extension.pdf

Dear Planning and Planning Commissioners:

Regarding 2013-2029 Anaheim Ave. Costa Mesa, I would like to provide a new update on our current status prior to the Planning Commission meeting for an extension of PA-07-15 and TTM 17198. Below, please see the latest update on the status of the plans from our Civil Engineer as of yesterday. Below that email is another email update that they had provided as of July 24th. Attached is the letter showing that plan check for the final map has been completed with the County. The final map is still in plan check with the city. Also, Grading and Utility Plans are complete and attached is the PDF copy.

Additionally, attached is a copy of the letter submitted to the City requesting an extension request and detailing the reasons. We require the time extension so that we have time to vacate the tenants and finish the Plan Check process currently underway. After receiving an extension, we will provide 60 day notices to the tenants and vacate the property and prepare for demolition and construction. We are eager to move forward with the construction immediately.

Please feel free to call Adam Toal (Toal Engineering) with any questions about the emails below. Additionally, please feel free to call me anytime at 949-500-4868 (cell). I look forward to seeing you soon.

Thanks

**Al Mozayeni**  
**Abco Realty & Investments, Inc.**  
 18552 MacArthur Blvd., Suite 102  
 Irvine CA 92612  
 (949) 833-8917 x 13 (office)  
 (949) 500-4868 (cell)  
 (949) 833-8927 (fax)

----- Forwarded Message -----

**From:** Adam Toal <AToal@toalengineering.com>  
**To:** Randy Maples <rmaples@trumarkco.com>; Al Mozayeni <al@abc Realty.net>; Ray Toal <RToal@toalengineering.com>  
**Cc:** Obed Rios <ORios@toalengineering.com>; Abdul Mozayeni <amozayeni@gmail.com>; "rreed@geotekusa.com" <rreed@geotekusa.com>  
**Sent:** Monday, August 12, 2013 9:20 PM  
**Subject:** RE: Landscape Plans: TTM 17198 JN 15087

Gentlemen,

Updated status report:

08/14/2013

19

All comments on the Grading and Utility Plan are complete. PDF copy is attached herewith (Sheet 7, "Soils Report Recommendations" not included since it is a printed sheet). Plans will be printed and submitted to the appropriate agencies tomorrow, 8/13.

Hydrology Study and WQMP will be submitted before the end of this week.

As mentioned in previous emails, County has given go ahead on Final Map. Still awaiting green light from City.

Expected SWPPP completion date is 8/16.

Adam Toal, PE

### **Toal Engineering, Inc.**

Tel: (949) 492-8586

[www.toalengineering.com](http://www.toalengineering.com)

**From:** Adam Toal

**Sent:** Wednesday, July 24, 2013 11:43 AM

**To:** 'Randy Maples'; Al Mozayeni; Ray Toal

**Cc:** Obed Rios; Abdul Mozayeni; rreed@geotekusa.com

**Subject:** RE: Landscape Plans: TTM 17198 JN 15087

Gentlemen,

Status update for the project.

#### **Grading and Utility Plan**

Responses to comments

- Costa Mesa Sanitary District - **complete**
- City Engineering Dept. - **complete**
- City Transportation Dept. - **complete**
- Building Dept.
  - o need emergency contact information (Al or Randy, can you provide?)
  - o need paving sections/details for interlocking pavers and concrete banding (Brandow)
  - o need stamped copy of topographic survey (prepared by Lewis Soloff). Toal will contact.
- Landscape
  - o comments to be forwarded to Brandow

#### **Water Quality Management Plan**

Update report complete, with the exception of Site Plan and BMP details. Coordination with soils and landscape required.

#### **Hydrology Study**

Calculations complete. Updated narrative sections required.

#### **Storm Water Pollution Prevention Plan**

Not started. Not subject to City plan check. WDID number required before permit issuance.

#### **Final Map**

Submitted to County and City last week.

**EXPECTED SUBMITTAL DATES**

We expect to resubmit the Grading and Utility Plan, WQMP, and the Hydrology Study early next week. The SWPPP is scheduled for completion within three weeks.

Adam Toal, PE

**Toal Engineering, Inc.**

Tel: (949) 492-8586

[www.toalengineering.com](http://www.toalengineering.com)



**ABCO REALTY & INVESTMENTS, INC.**

18552 MacArthur Blvd. • Suite 102 • Irvine, CA 92612 • (949) 833-8917 • FAX (949) 833-8927

7/24/13

Claire Flynn  
Senior Planner – City of Costa Mesa  
77 Fair Dr. Costa Mesa CA

Re: Extension for planning application: PA-07-15  
Extension for vesting tract map # 17198  
2013-2029 Anaheim Ave. Costa Mesa CA

Dear Ms. Flynn:

We are currently under contract with a major homebuilder, Trumark Homes, with the intent to immediately move forward with the construction of this property. We require a time extension to the Planning Application and Tract Map so that we have time to vacate the tenants and finish the Plan Check process that is currently underway.

After obtaining an extension from Planning Commission in October 2012, we spent the first few months trying to purchase our neighboring property with the intent of expanding the project by adding an additional row of homes and making the site wider. However, our efforts in pursuing our neighboring property proved futile as the owner was unwilling to reasonably negotiate even though we were willing to pay over the market price for their property.

Upon ending our unsuccessful pursuit of the neighboring property, we entered negotiations with two major homebuilders to move the existing project forward towards starting construction. After significant due diligence and negotiations with both homebuilders, we chose to work with Trumark Homes and are currently under contract with Trumark Homes. The terms of the contract with Trumark Homes are that upon receiving an extension from Planning, we immediately vacate the property with notices to the tenants. As soon as all tenants have moved out, Trumark Homes will take over the project and pursue a demolition permit application and start construction of this property after completing plan check.

Plan Check is currently underway with the various city departments and the County. Our civil engineer has resumed working many weeks ago and has submitted the Final Map to the County and the City last week for plan check. A complete update on the status of Plan Check from the Civil Engineer (Toal Engineering) is included with this letter. Please see the details of the various Civil Engineering plans and the status of each plan.

Also, please note that all other consultants have either started working or been put on notice that we are intend to resubmit for plan check and build in the immediate term. These consultants include the Soils Engineer, Landscape Architect, Mechanical Electric Plumbing Engineer, etc. The Architect and MEP will resubmit for plan check via Trumark Homes after the extension has been granted by Planning.

Although there is no way to know exactly how long it would take to vacate the tenants and complete plan check, we do not intend to take longer than that to start the demolition permit application and thereafter the construction of this property. But to allow for these things to occur and to assure Trumark Homes has enough time to update the plans for code changes and or any other minor modifications, we ask you for another one year extension. But please note, we do not expect to use much more than a few months before starting.

I had reached out to Chairman Jim Fitzpatrick and Commissioner Colin McCarthy a couple months ago and then again more recently to keep them aware of our progress and status.

I have an update from our Civil Engineer (Toal Engineering) that I have included with this letter. Please feel free to contact me with any questions or comments.

We look forward to working with you and moving forward.

Sincerely,



Al Mozayeni  
(949) 500-4868 (cell)  
(949) 833-8917 x13 (office)  
[al@abc Realty.net](mailto:al@abc Realty.net)

7/24/2013

Status update for:  
2013-2029 Anaheim Ave. Costa Mesa CA  
TTM #17198

**Grading and Utility Plan**

Responses to comments

- Costa Mesa Sanitary District - **complete**
- City Engineering Dept. - **complete**
- City Transportation Dept. - **complete**
- Building Dept.
  - o need paving sections/details for interlocking pavers and concrete banding (Brandow)
  - o need stamped copy of topographic survey (prepared by Lewis Soloff). Toal will contact.
- Landscape
  - o comments to be forwarded to Landscape Architect (Brandow)

**Water Quality Management Plan**

Updated report complete, with the exception of Site Plan and BMP details. Coordination with soils and landscape required.

**Hydrology Study**

Calculations complete. Updated narrative sections required.

**Storm Water Pollution Prevention Plan**

Not started. Not subject to City plan check. WDID number required before permit issuance.

**Final Map**

Submitted to County and City last week.

**Expected Submittal Dates**

We expect to resubmit the Grading and Utility Plan, WQMP, and the Hydrology Study early next week. The SWPPP is scheduled for completion within three weeks.

Adam Toal, PE

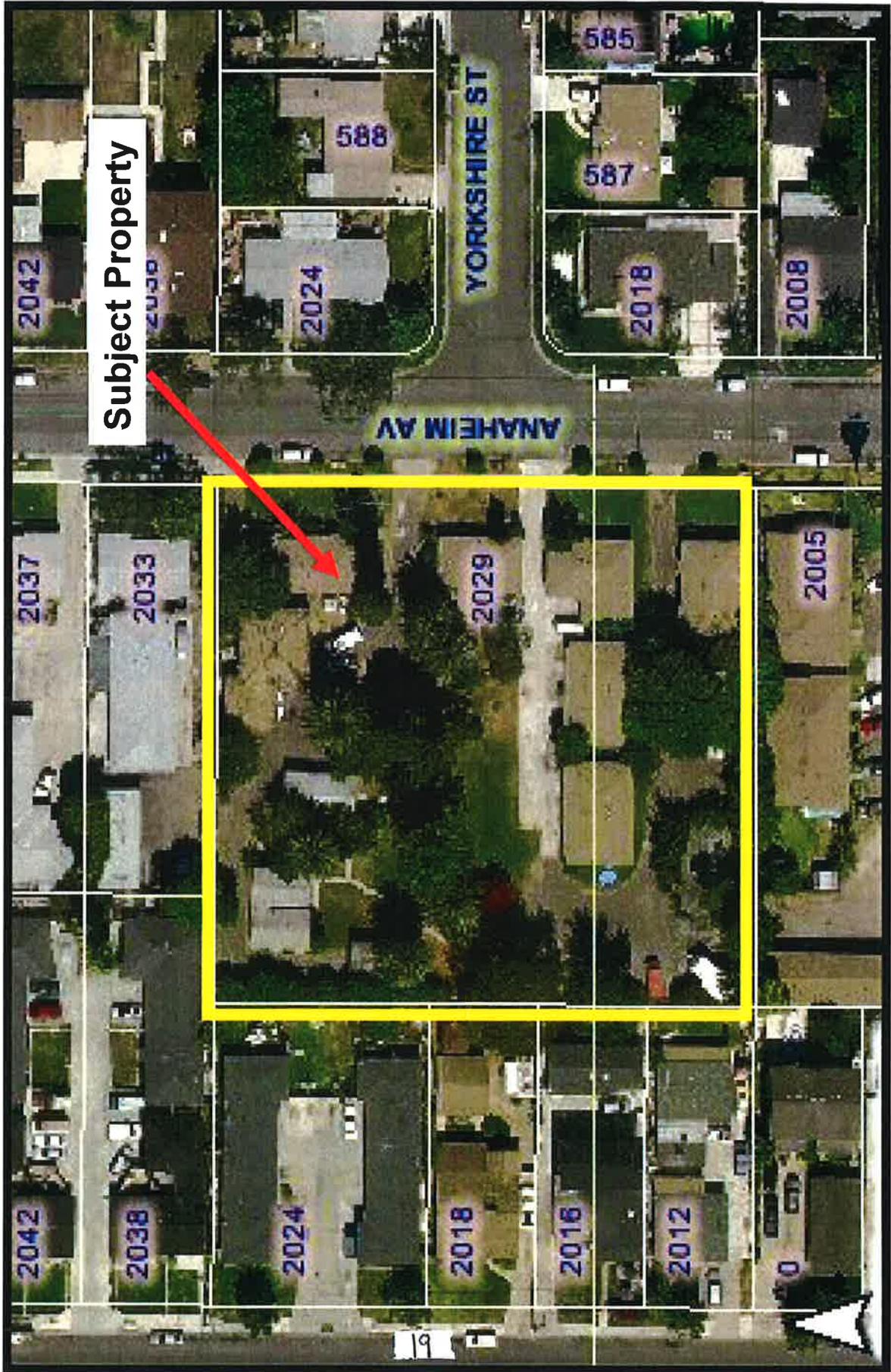
**Toal Engineering, Inc.**

Tel: (949) 492-8586

[www.toalengineering.com](http://www.toalengineering.com)

# Vicinity Map

2013-2029 Anaheim Avenue





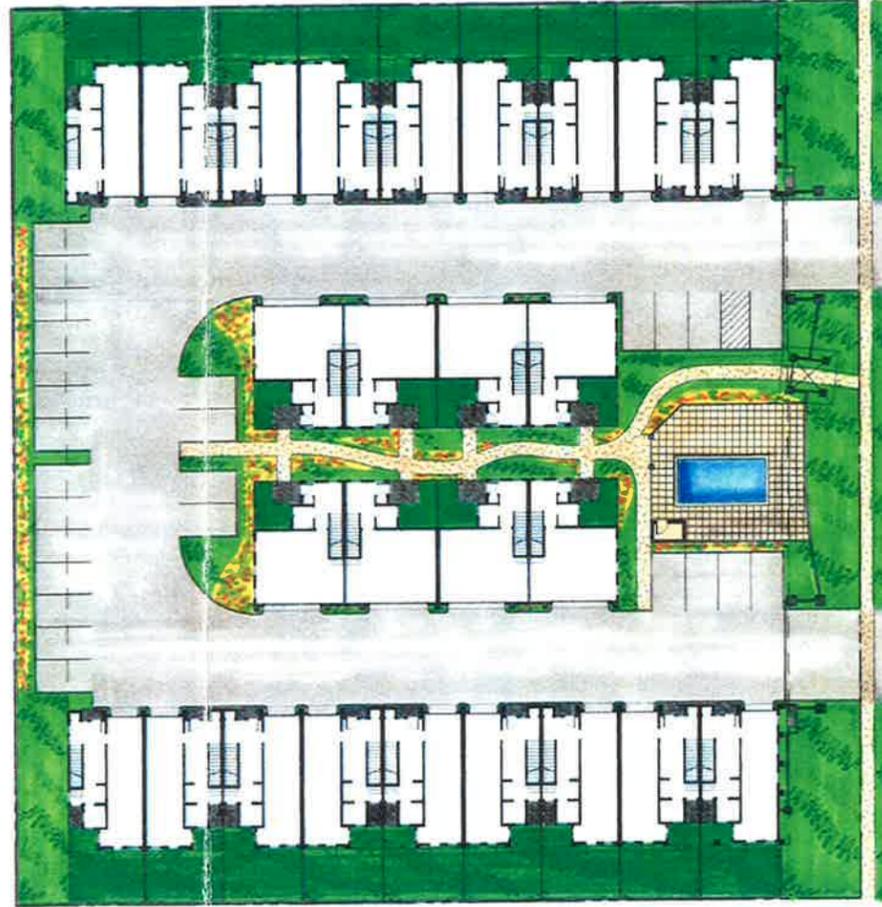
TOWNHOUSE PROJECT  
**BEACHSIDE TOWNHOMES**  
2013 - 2029 ANAHEIM AVENUE, COSTA MESA, CA 92627



ROOF PLAN

ANAHEIM AVE

YORKSHIRE ST



SITE PLAN

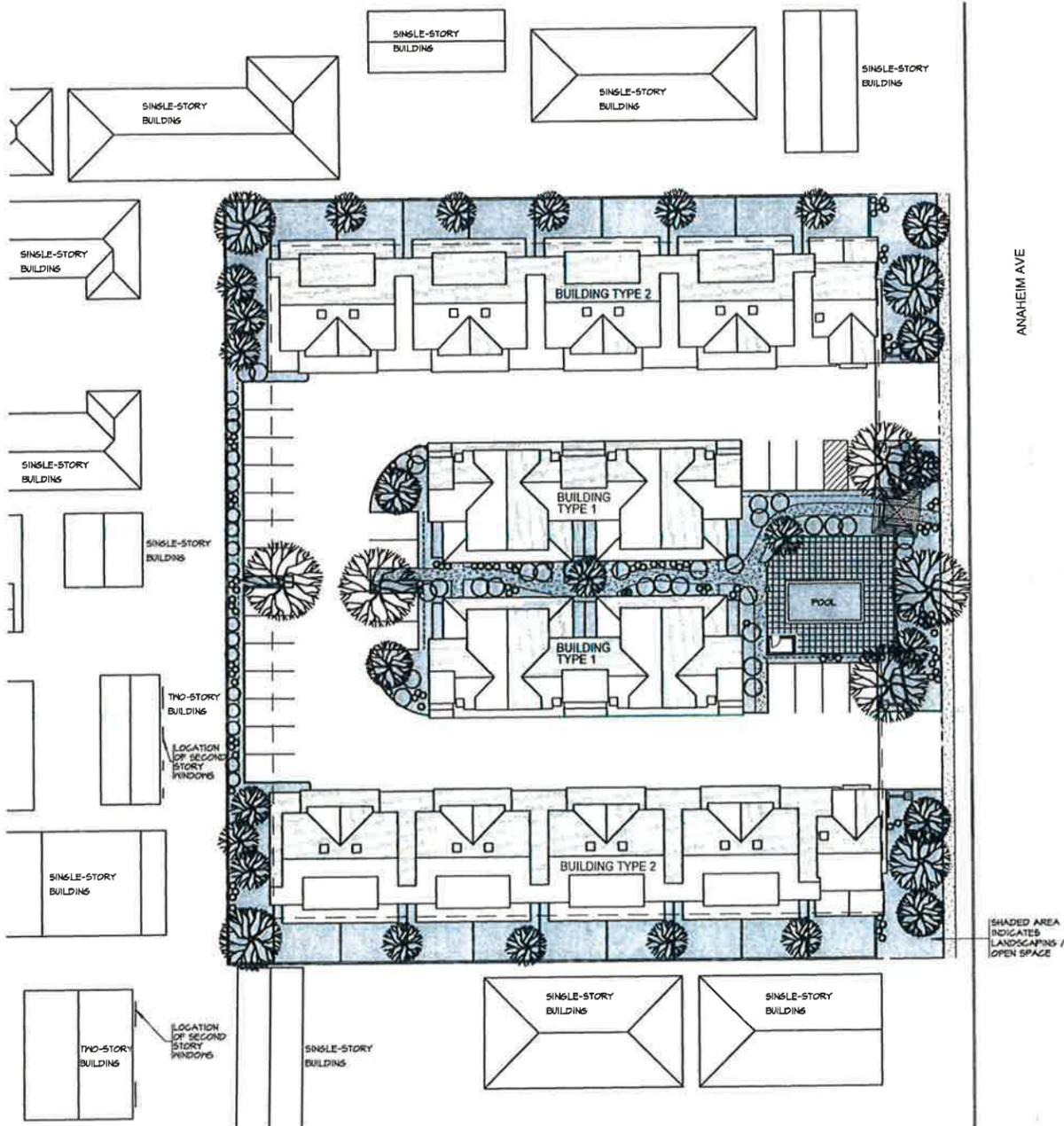
ANAHEIM AVE

YORKSHIRE ST



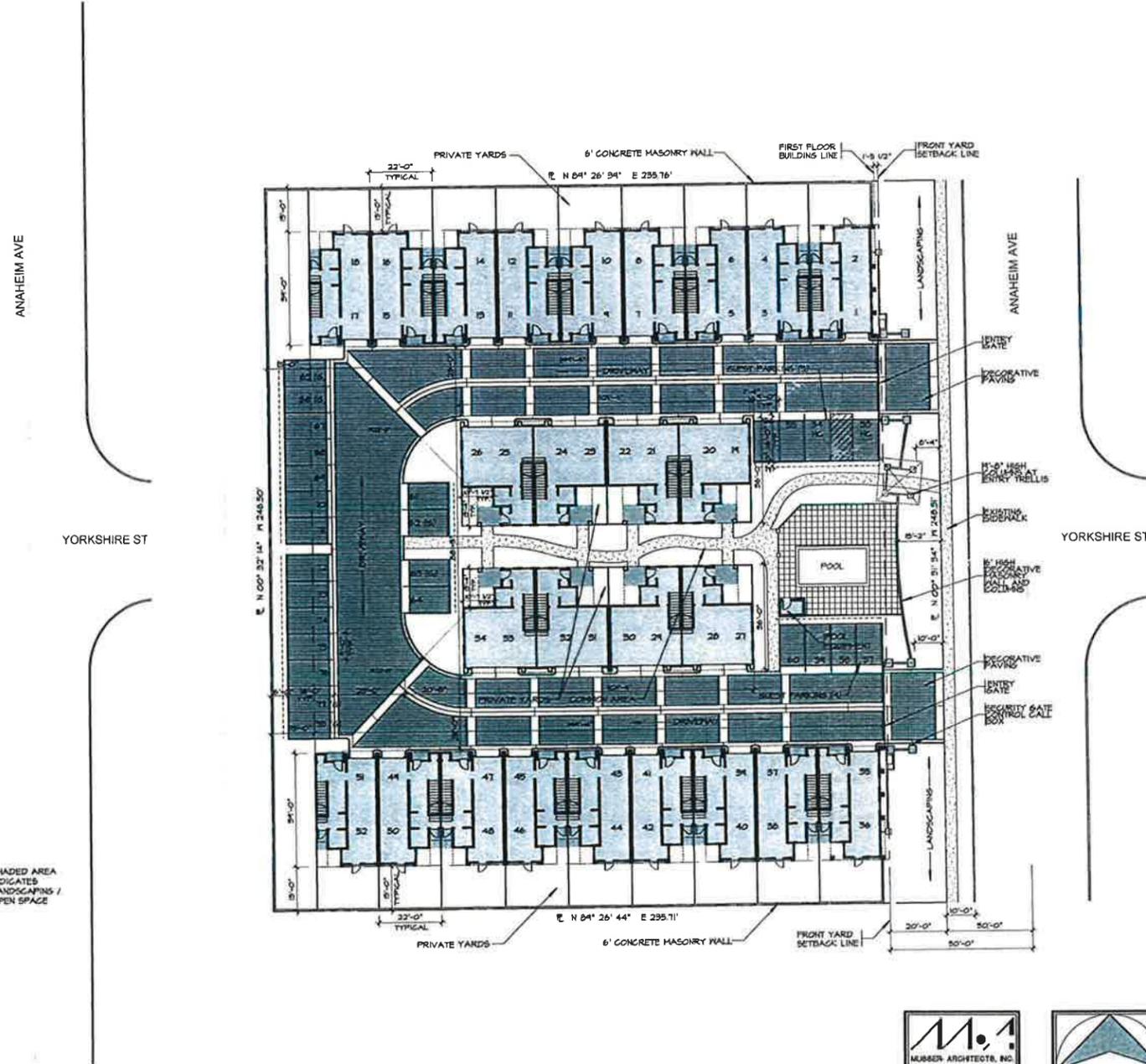
DATE  
6/5/2007  
SCALE  
1/20" = 1'-0"  
FILE NUMBER  
06038\_PRES01





**ROOF PLAN**

NET LOT AREA	50,575 # / 100 %
DRIVEWAY AND OPEN PARKING AREA	17,578 #
2 X BUILDING TYPE 1 (2,888 #)	5,776 #
2 X BUILDING TYPE 2 (6,687 #)	13,374 #
POOL EQUIPMENT BUILDING	56 #
OTHER INELIGIBLE COVERED SURFACES	151 #
TOTAL OPEN SPACE	21,630 # / 57 %
OPEN SPACE AT DECKS	1,008 # / 2 %

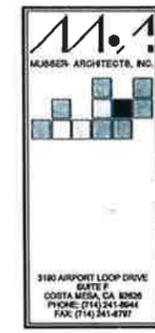


**SITE PLAN**

2 BED ROOM UNITS - 26  
 PARKING  
 52 TENANT SPACES  
 13 OPEN SPACES  
 13 GUEST SPACES  
 TOTAL = 78 SPACES

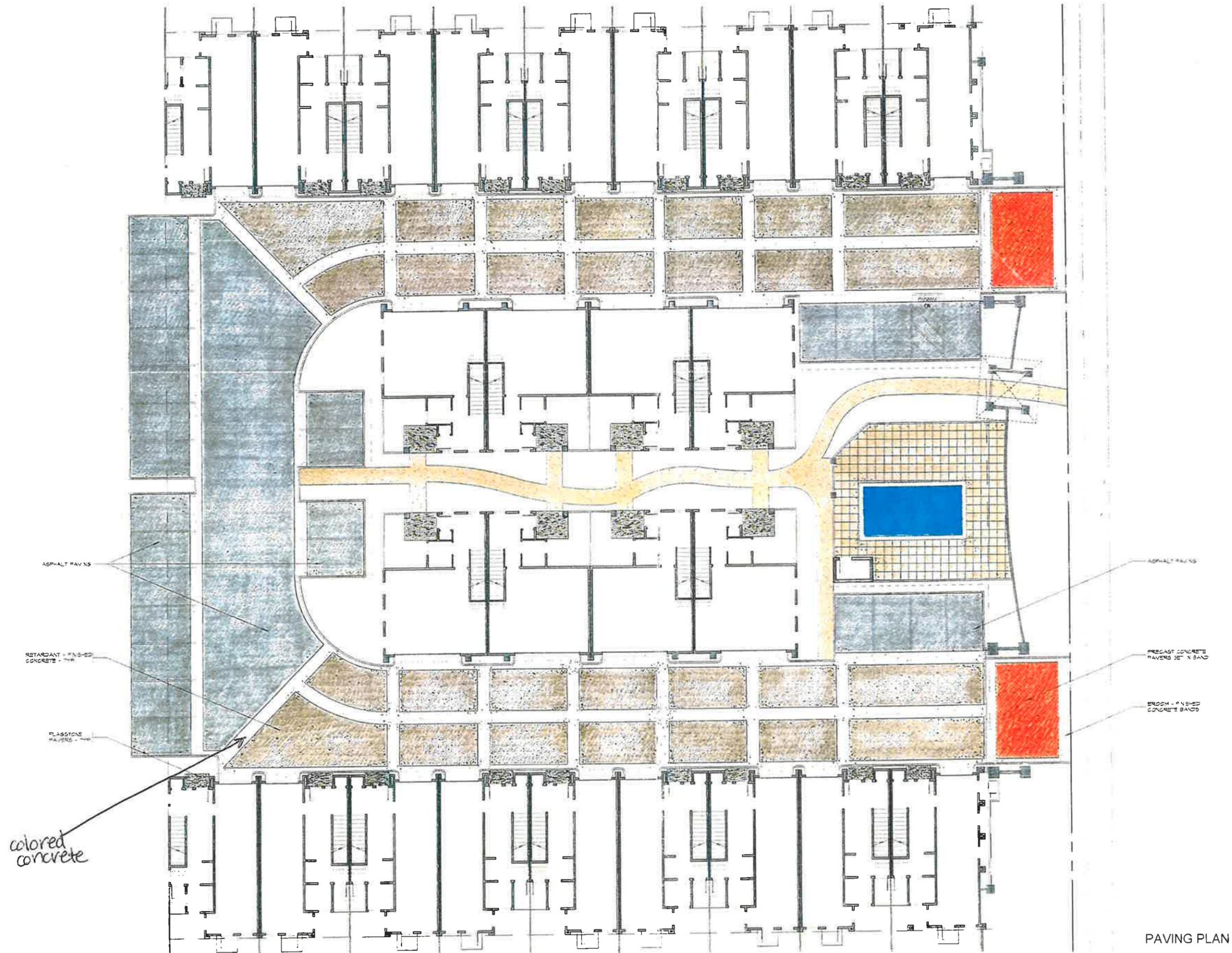


**TOWNHOUSE PROJECT**  
**BEACHSIDE TOWNHOMES**  
 2013 - 2029 ANAHEIM AVENUE, COSTA MESA, CA 92627



DATE: 6/29/2007  
 SCALE: 1/20" = 1'-0"  
 FILE NUMBER: 06038\_PRES01





colored concrete



TOWNHOUSE PROJECT  
**BEACHSIDE TOWNHOMES**  
 2013 - 2029 ANAHEIM AVENUE, COSTA MESA, CA 92627



DATE:  
 9/6/2007  
 SCALE  
 1" = 10'-0"  
 FILE NUMBER  
 06038\_PRES01B

1B

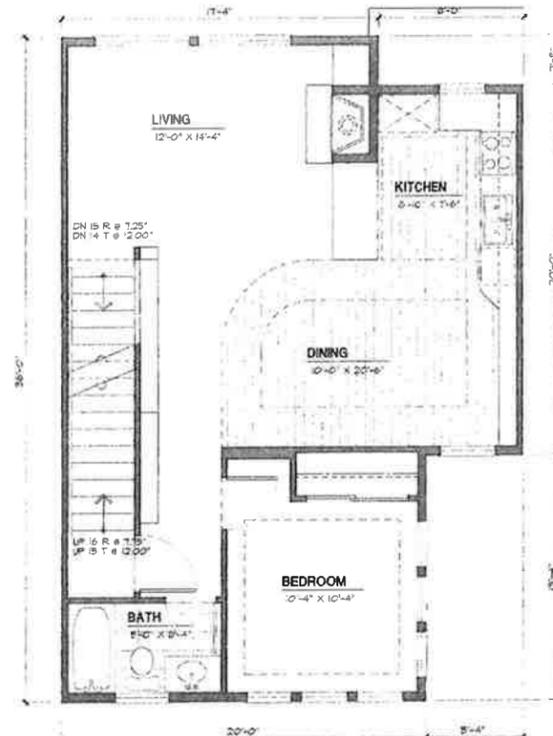


PAVING PLAN



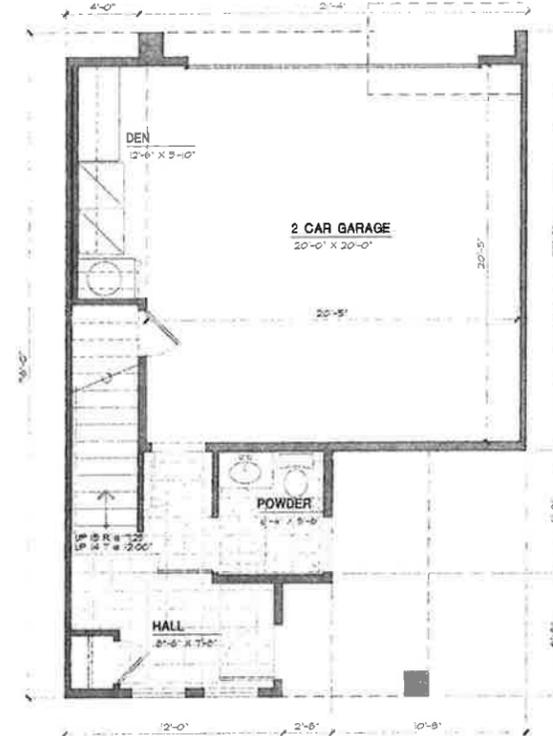
UNIT A2 MIDDLE / 3RD FLOOR

3RD FLOOR / 1ST FLOOR:  
564 # / 722 # = 0.78  
GROSS LIVING SPACE: 564 #  
OCCUPIED AREA: 505 #



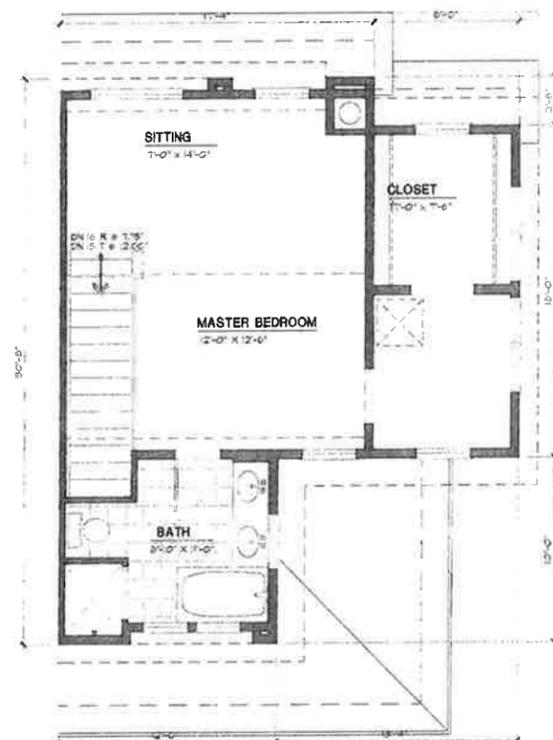
UNIT A2 MIDDLE / 2ND FLOOR

2ND FLOOR / 1ST FLOOR:  
820 # / 722 # = 1.14  
GROSS LIVING SPACE: 820 #



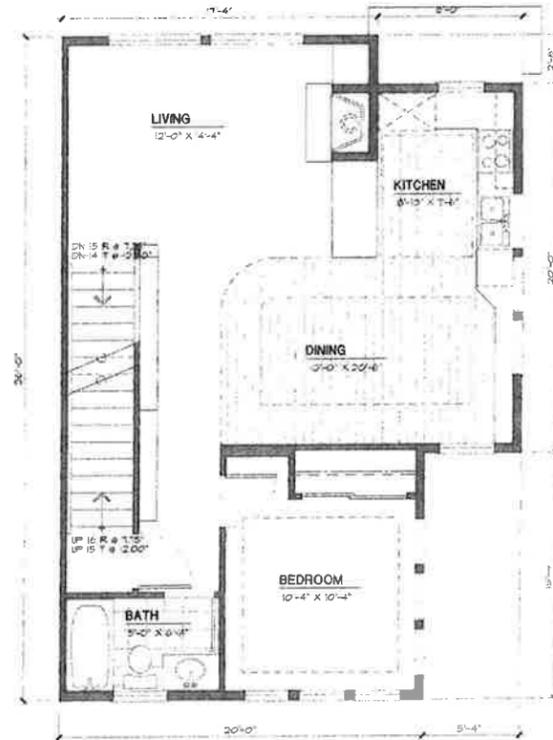
UNIT A2 MIDDLE / 1ST FLOOR

GROSS LIVING SPACE: 215 #  
TOTAL LIVING SPACE: 1549 #  
GARAGE: 507 #



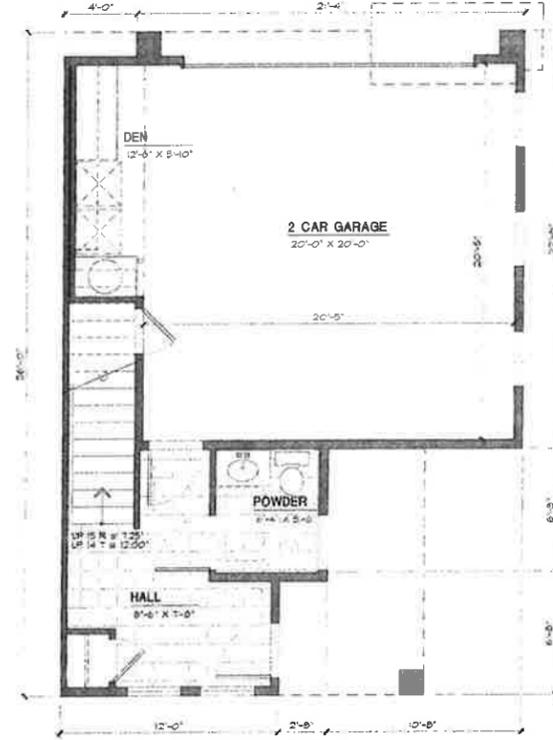
UNIT A1 END / 3RD FLOOR

3RD FLOOR / 1ST FLOOR:  
564 # / 722 # = 0.78  
GROSS LIVING SPACE: 564 #  
OCCUPIED AREA: 505 #



UNIT A1 END / 2ND FLOOR

2ND FLOOR / 1ST FLOOR:  
820 # / 722 # = 1.14  
GROSS LIVING SPACE: 820 #



UNIT A1 END / 1ST FLOOR

GROSS LIVING SPACE: 215 #  
TOTAL LIVING SPACE: 1549 #  
GARAGE: 507 #

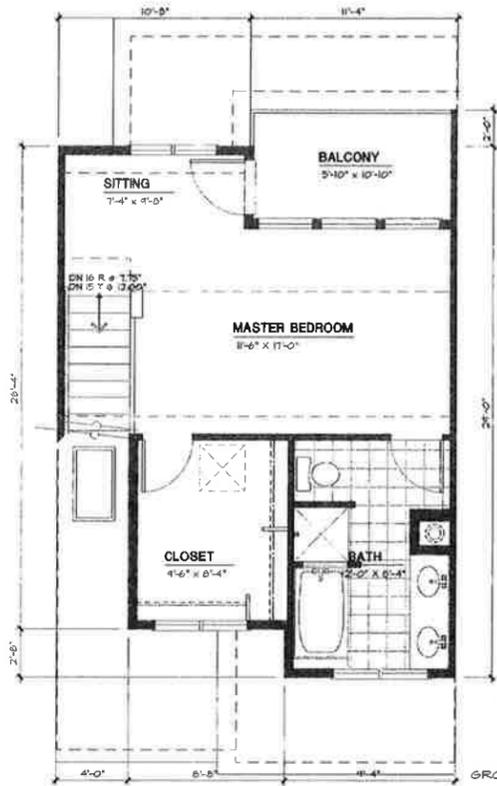


TOWNHOUSE PROJECT  
**BEACHSIDE TOWNHOMES**  
2013 - 2029 ANAHEIM AVENUE, COSTA MESA, CA 92627

DATE:  
1/25/2008  
SCALE:  
1/4" = 1'-0"  
FILE NUMBER:  
06038\_PRES04X

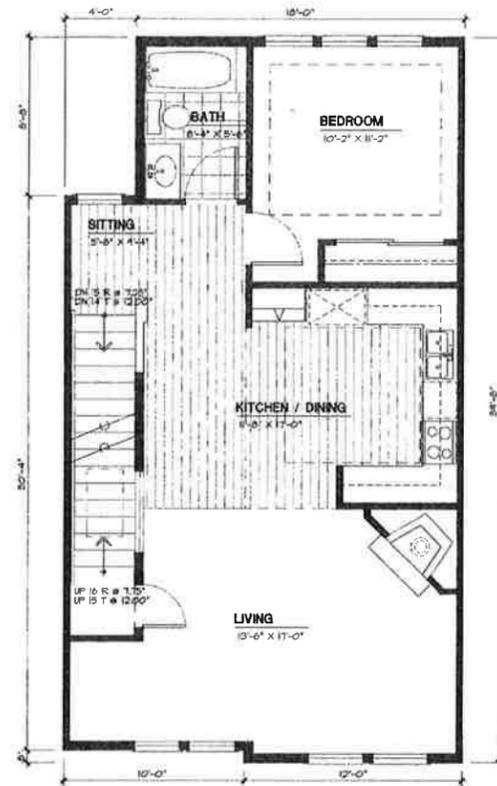
4





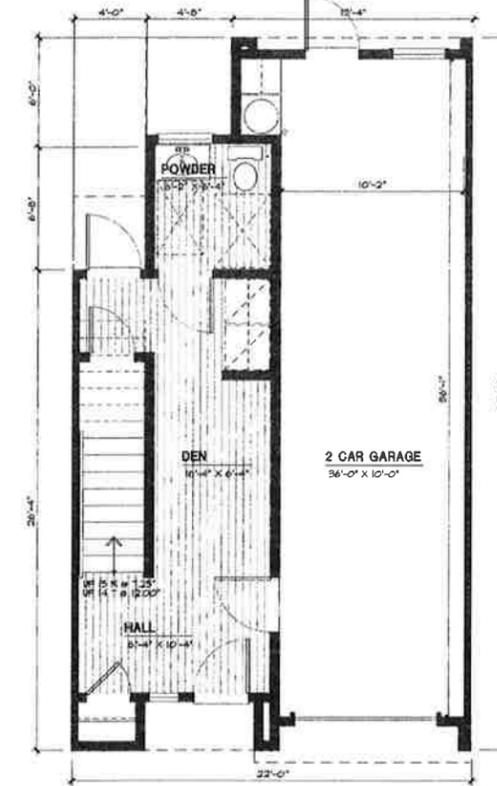
UNIT B2 MIDDLE / 3RD FLOOR

3RD FLOOR / 1ST FLOOR:  
565 # / 742 # = 0.76  
GROSS LIVING SPACE: 565 #  
DECK (INCLUDED): 69 #  
OCCUPIED AREA: 503 #



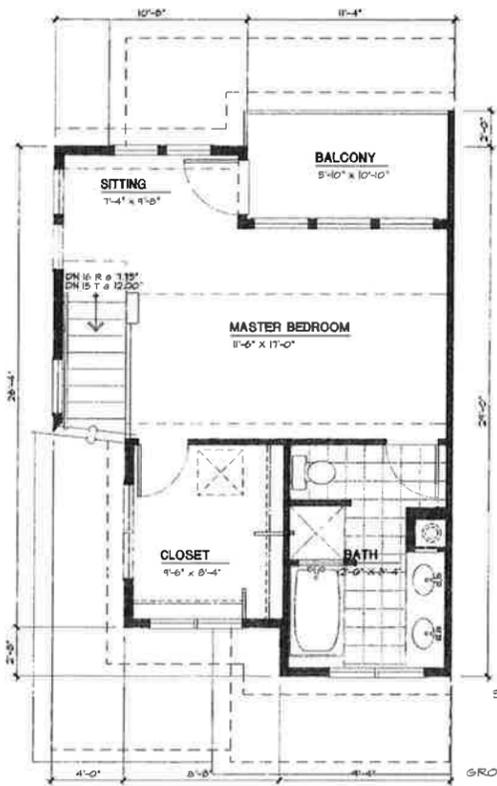
UNIT B2 MIDDLE / 2ND FLOOR

2ND FLOOR / 1ST FLOOR:  
531 # / 742 # = 1.12  
GROSS LIVING SPACE: 531 #



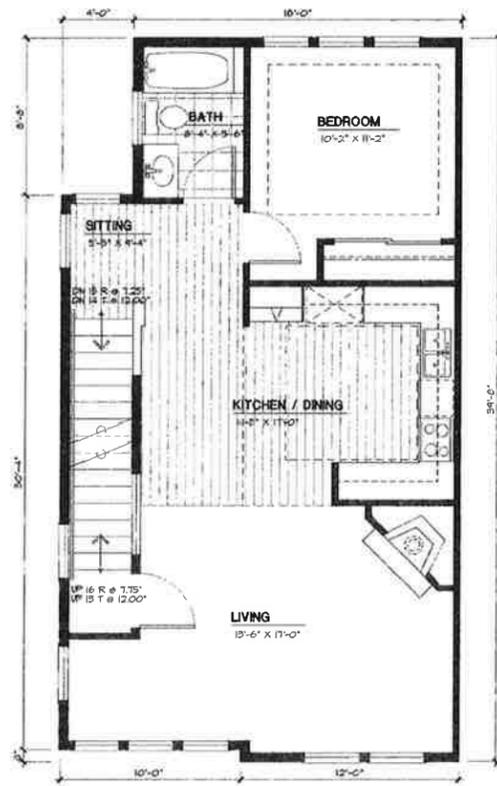
UNIT B2 MIDDLE / 1ST FLOOR

GROSS LIVING SPACE: 531 #  
TOTAL LIVING SPACE: 1727 #  
GARAGE: 411 #



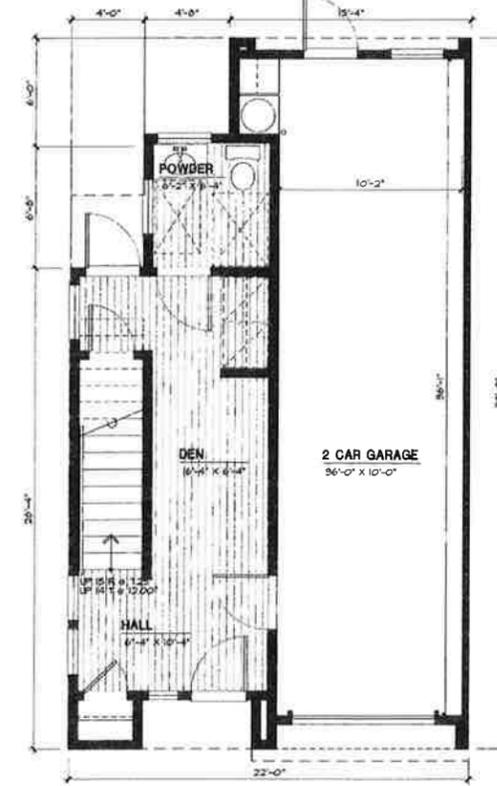
UNIT B1 WEST / 3RD FLOOR

3RD FLOOR / 1ST FLOOR:  
565 # / 742 # = 0.76  
GROSS LIVING SPACE: 565 #  
DECK (INCLUDED): 69 #  
OCCUPIED AREA: 503 #



UNIT B1 WEST / 2ND FLOOR

2ND FLOOR / 1ST FLOOR:  
531 # / 742 # = 1.12  
GROSS LIVING SPACE: 531 #



UNIT B1 WEST / 1ST FLOOR

GROSS LIVING SPACE: 531 #  
TOTAL LIVING SPACE: 1727 #  
GARAGE: 411 #



TOWNHOUSE PROJECT  
**BEACHSIDE TOWNHOMES**  
2013 - 2029 ANAHEIM AVENUE, COSTA MESA, CA 92627

DATE:  
1/25/2008  
SCALE:  
1/4" = 1'-0"  
FILE NUMBER:  
06038\_PRES05AK

**5A**

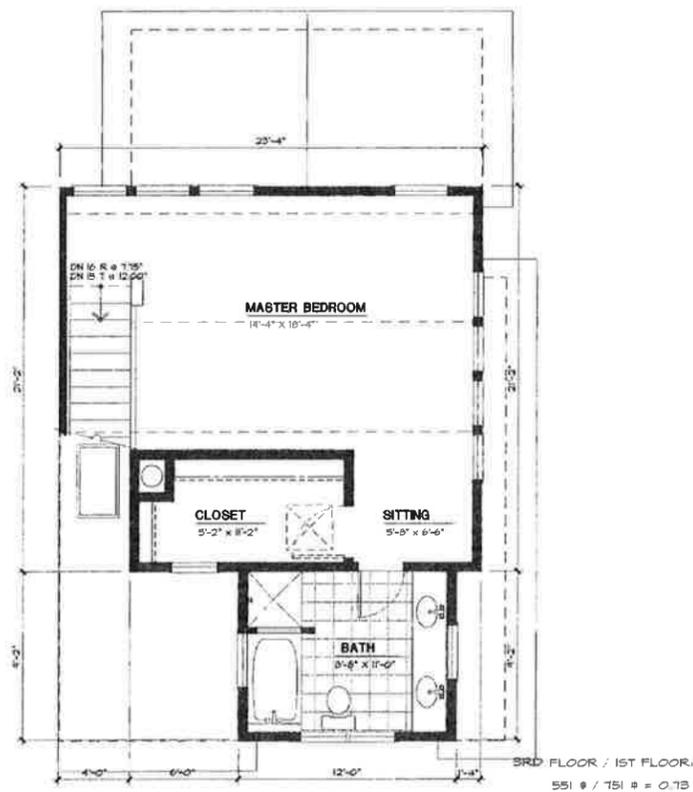




TOWNHOUSE PROJECT  
**BEACHSIDE TOWNHOMES**  
 2013 - 2029 ANAHEIM AVENUE, COSTA MESA, CA 92627

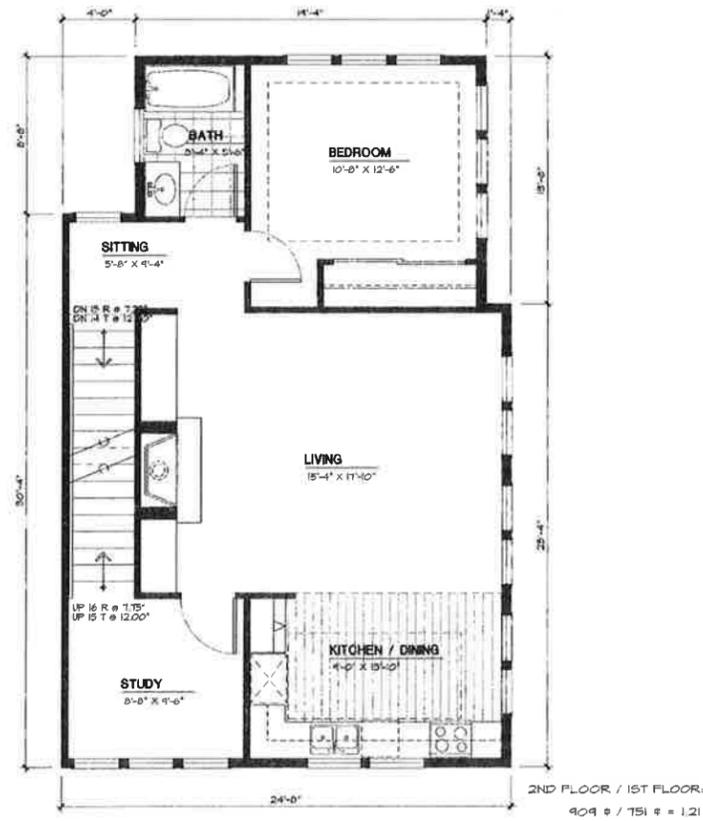
DATE:  
 1/25/2008  
 SCALE:  
 1/4" = 1'-0"  
 FILE NUMBER:  
 06038\_PRES05BK

**5B**



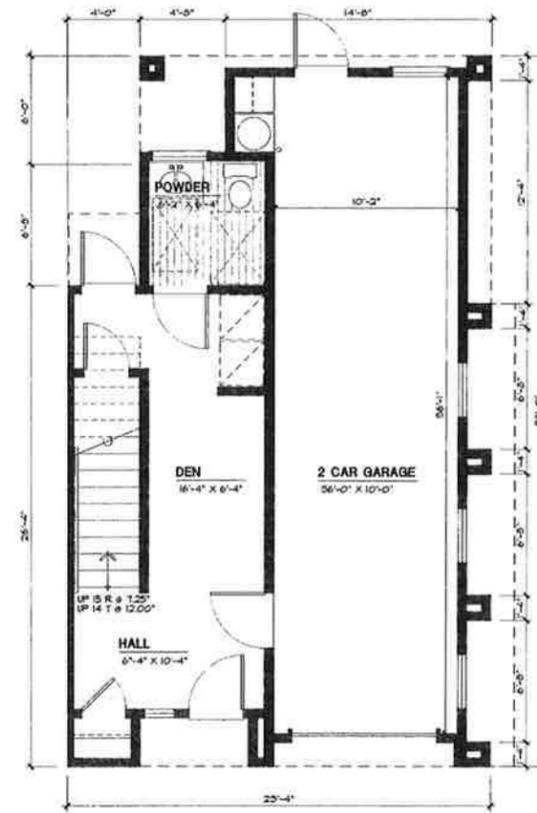
UNIT B3 EAST / 3RD FLOOR

GROSS LIVING SPACE: 551 #  
 OCCUPIED AREA: 496 #



UNIT B3 EAST / 2ND FLOOR

GROSS LIVING SPACE: 909 #



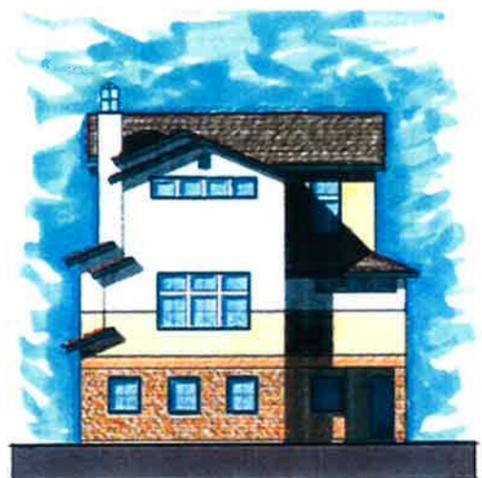
UNIT B3 EAST / 1ST FLOOR



TOWNHOUSE PROJECT  
**BEACHSIDE TOWNHOMES**  
2013 - 2029 ANAHEIM AVENUE, COSTA MESA, CA 92627

DATE  
5/5/2007  
SCALE  
1/8" = 1'-0"  
FILE NUMBER  
06038\_PRES06

6



BUILDING TYPE 1 / EAST ELEVATION



BUILDING TYPE 1 / YARD ELEVATION



BUILDING TYPE 1 / WEST ELEVATION



BUILDING TYPE 1 / DRIVEWAY ELEVATION



TOWNHOUSE PROJECT  
**BEACHSIDE TOWNHOMES**  
2013 - 2029 ANAHEIM AVENUE, COSTA MESA, CA 92627



BUILDING TYPE 2 / EAST ELEVATION



BUILDING TYPE 2 / YARD ELEVATION



BUILDING TYPE 2 / WEST ELEVATION



BUILDING TYPE 2 / DRIVEWAY ELEVATION

DATE  
5/25/2007  
SCALE  
1/8" = 1'-0"  
FILE NUMBER  
06038\_PRES07

7





STREET ELEVATION



TOWNHOUSE PROJECT  
**BEACHSIDE TOWNHOMES**  
2013 - 2029 ANAHEIM AVENUE, COSTA MESA, CA 92627

DATE  
6/6/2007  
SCALE  
1/8" = 1'-0"  
FILE NUMBER  
06038\_PRES08



SCALE: 1"=30'

SHEET 1 OF 1

# VESTING TENTATIVE MAP TRACT MAP NO. 17198

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF A PORTION OF LOT 22 OF FAIRVIEW FARMS TRACT, AS PER MAP  
RECORDED IN BOOK 8, PAGE 7 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE  
COUNTY RECORDER OF SAID COUNTY.

## FOR CONDOMINIUM PURPOSES

**OWNER/SUBDIVIDER:**

BEACHSIDE PROPERTIES, L.L.C.  
18552 MACARTHUR BLVD., SUITE 102  
IRVINE, CA 92612  
PH: (949) 833-8917

**ENGINEER:**

TOAL ENGINEERING, INC.  
OLAV S. MEUM (LS 4384)  
139 AVENIDA NAVARRO  
SAN CLEMENTE, CA 92672  
PH: (949) 492-8586

**DATE:**

MAY 22, 2007

**JOB SITE:**

2013-2029 ANAHEIM AVENUE  
COSTA MESA, CA 92627

SYMBOL LEGEND:		ABBREVIATION LEGEND:	
	FIRE HYDRANT	AC	ASPHALT
	WATER VALVE	BSW	BACK OF SIDEWALK
	POWER POLE	CC	CONCRETE CEMENT
	SANITARY SEWER MANHOLE	CB	CATCH BASIN
	SIGN	DRT	DIRT
	CENTER LINE	DWY	DRIVEWAY
	PROPERTY LINE	EG	EDGE OF GUTTER
	RIGHT OF WAY LINE	FD	FOUND
	SPOT ELEVATION	FF	FINISHED FLOOR
		FS	FINISHED SURFACE
		FH	FIRE HYDRANT
		FL	FLOW LINE
		IP	IRON PIPE
		LS	LAND SURVEYOR
		L&T	LEAD AND TAG
		MISC.	MISCELLANEOUS
		O/S	OFFSET
		PCC	PORTLAND CEMENT CONCRETE
		PP	POWER POLE
		PROD	PRODUCTION
		PLS	PROFESSIONAL LAND SURVEYOR
		P/L	PROPERTY LINE
		SSMH	SANITARY SEWER MANHOLE
		SSM	STANDARD SURVEY MONUMENT
		TC	TOP OF CURB
		TW	TOP OF WALL

LINETYPE LEGEND	
	WOOD FENCE
	CHAIN LINK FENCE
	METAL FENCE/GUARDRAIL
	WALL
	BUILDING LINE
	CENTER LINE
	PROPERTY LINE
	SEWER LINE
	GAS LINE
	WATER LINE
	CONTOUR LINE



SCALE: 1"=30'

**GENERAL NOTES:**

- TOTAL EXISTING AND PROPOSED LOTS = 1
- TOTAL AREA: 58,582 SQ. FT. (1,345 ACRES)
- PROPOSED USE: NEW 26 UNIT CONDOMINIUM PROJECT
- EXISTING AND PROPOSED ZONING: R3 (MULTI-FAMILY)
- ALL UTILITIES AVAILABLE TO SITE.
- EXISTING STRUCTURES TO BE DEMOLISHED.
- NO KNOWN EASEMENTS ON THE SITE.
- DRAINAGE SHALL BE DIRECTED TO ANAHEIM AVENUE BY GRAVITY FLOW OR APPROVED DRAINAGE DEVICE. THERE IS NO EXISTING "CROSS LOT DRAINAGE".
- FEMA - PANEL NO. 0602160268H, DATED 2/18/04, ZONE X.

**LEGAL DESCRIPTION:**

A PORTION OF LOT 22 OF FAIRVIEW FARMS TRACT, AS PER MAP RECORDED IN BOOK 8, PAGE 71 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE ORANGE COUNTY RECORDER, AS FOLLOWS:  
PARCEL 1:  
THE SOUTH 54 FEET OF LOT 22 OF SAID TRACT EXCEPT THEREFROM THE EAST ONE-HALF THEREOF, ALSO EXCEPT THEREFROM THE WEST 148.00 FEET THEREOF.

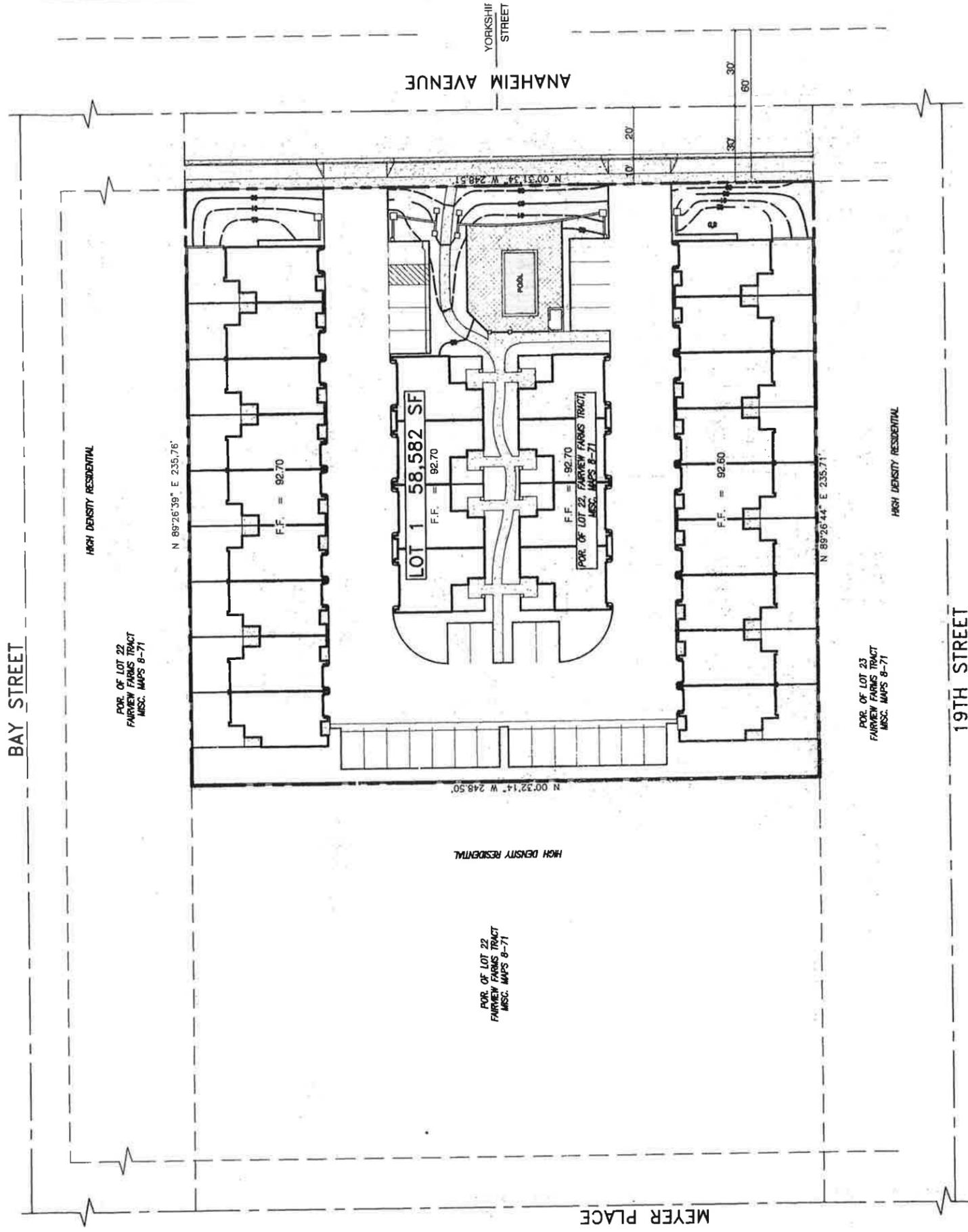
PARCEL 2:  
THE NORTH 54 FEET OF THE SOUTH 108 FEET OF THE SOUTH ONE-HALF OF LOT 22 OF SAID TRACT, EXCEPT THEREFROM THE EAST ONE-HALF THEREOF, ALSO EXCEPTING THEREFROM THE WEST 148.00 FEET THEREOF.

PARCEL 3:  
THE SOUTH ONE-HALF OF LOT 22 OF SAID TRACT, EXCEPT THEREFROM THE EAST ONE-HALF THEREOF, ALSO EXCEPTING THEREFROM THE WEST 148.00 FEET THEREOF, ALSO EXCEPTING THEREFROM THE SOUTHERLY 108.00 FEET THEREOF.

ASSESSOR'S PARCEL NO: 422-135-17

**BENCHMARK:**

THE ELEVATIONS SHOWN HEREON ARE BASED UPON A FOUND BRASS DISC AT THE SOUTHWEST CORNER OF THE INTERSECTION OF VICTORIA STREET AND PLACENTIA AVENUE, 50 FT. SOUTH FROM THE CENTERLINE OF VICTORIA AVENUE, 110 FT. WEST OF THE CENTERLINE OF PLACENTIA AVENUE, SET AT THE NORTHEAST CORNER OF A 4 FT. BY 6 FT. CONCRETE CATCH BASIN 1 FT. BEHIND CURB FACE, ORANGE COUNTY BENCH MARK NUMBER CM-54-92. ELEVATION = 89.959 (1995 ADJ NAVD88)



19TH STREET

JUL 25 2007