



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: OCTOBER 14, 2013

ITEM NUMBER: PH 2

SUBJECT: PLANNING APPLICATION PA-13-16/ TENTATIVE TRACTMAP 17640 FOR A 10-UNIT CONDOMINIUM DEVELOPMENT 522 AND 526 BERNARD STREET

DATE: OCTOBER 2, 2013

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

DESCRIPTION

The proposed project involves the development of a 10-unit attached condominium development on a 0.53-acre site located at the northeast corner of Charle Street and Bernard Street (county assessor parcel numbers 422-101-12 and 422-101-13). The project includes the following:

- **Master Plan PA-13-16** for development of a 10-unit condominium development. The application includes the following requested deviations from Code requirements, Urban Plan standards, or Residential Design Guidelines:
 - 1) Lot size (one acre required, 0.53-acre proposed);
 - 2) Garage size standard (20' x 20' required; 19'- 4" x 19' proposed);
 - 3) Open space requirement (40 percent required, 22.4 percent proposed);
 - 4) Front setback requirement (20 feet required, 10'- 5" proposed);
 - 5) Side yard setback for corner lots (10 feet required, 8' - 3" proposed);
 - 6) Interior side setback (10 feet required abutting residential, 6 feet proposed);
 - 7) Minimum distance between buildings (10 feet required, 7 feet proposed);
 - 8) Privacy wall setback on Charle Street (5 feet required, 3 feet proposed); and,
 - 9) Deviation from Residential Design Guidelines for second floor to first floor ratio (80 percent recommended, 100 percent proposed).
- **Tentative Tract Map No. 17640** for residential subdivision of the parcel for condominium purposes.

APPLICANT

The applicant is Ian Harvey of MDM Investment Group Holdings LLC.

RECOMMENDATION

Recommend that the Planning Commission approve by adoption of Planning Commission resolution.

PLANNING APPLICATION SUMMARY

Location: 522 and 526 Bernard Street Application Number: PA-13-16, TTM 17640
 Request: 10-unit attached residential development and a subdivision map.

SUBJECT PROPERTY:

Zone: R2-HD
 General Plan: HDR
 Lot 115' x 203'
 Dimensions:
 Lot Area: 0.53 acre
 Existing Development: seven bungalows and one garage structure on two parcels

SURROUNDING PROPERTY:

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

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed R2-HD zone	Proposed/Provided
Lot Area	12,000 SF	23,636 SF
Maximum Site Coverage	60%	77.6%
Open space	40% minimum	22.4% ¹
Density:		
Zone – R2-HD	Max. 14 dwelling units 1 du/3,000 sq. ft.	19 dwelling units/acre 1 du/2,336 sq. ft.
General Plan Mesa West Residential Urban Plan	20 dwelling units/acre	19 dwelling units/acre
Building Height	Three-stories / 45 feet	Three stories / 33 feet
Distance between main buildings	10 ft.	7 ft. ²
Building Setbacks:		
Front (Bernard Street)	20 ft.	10'- 5" ³ Average 13'- 2"
Side (Charle Street)	10 ft.	8'- 3" ⁴ Average 10 ft.
Rear yard (alley)	5 ft. 23 feet min. required for back out	8 ft. 23 feet min. required for back out
Interior Side Setback	10 ft.	6 ft. ⁵
% ratio of 1 st floor to 2 nd floor	80%	100% ⁶
Front Landscape Setback	10 ft.	10 ft.
Garage Dimension	20' x 20'	19'- 4" x 19' ⁷
Parking	2 bedroom unit – 3 spaces 3 bedroom unit – 4 spaces	Two car garage per unit 15 open parking spaces
Total	35 spaces	35 spaces
Deviations:		
1 – A deviation is requested from compliance with open space requirements – see staff report		
2 – A deviation is requested for a reduced distance between two buildings – see staff report.		
3 – A deviation is requested to reduce the building setback along Bernard Street. The average setback is 13'-2".		
4 - A deviation is requested to reduce the building setback along Charle Street. The average setback is 10 feet.		
5 – A deviation is requested to reduce the building setback abutting residential from 10 feet to 6 feet minimum. The average setback is 8 feet.		
6 – The first and second floors are stacked and a deviation is requested from residential design guidelines.		
7 – A deviation is requested to reduce the interior dimension of a two-car garage – see staff report.		
Final Action	Planning Commission	
CEQA Review	Exempt	

BACKGROUND

City Council Screening

The City Council screening of the urban master plan was held on March 5, 2013. The following issues were discussed by the City Council:

- Compliance with parking standards with reducing the number of bedrooms.
- Restricting use of third floor bonus room as a bedroom through CC&Rs.
- Compatibility of the three-story structures with single story bungalows in the general area.

Originally all plans included three bedrooms. The applicant has revised one of the plans to two bedrooms to be in compliance with the parking standards and additional setback was provided on Bernard Street and Charle Street. The architecture has been modified with more offsets along street elevations and the third floor footprints were reduced by providing large balconies to soften the massing of three-story structures.

Project Location

The proposed project is located at the northeast corner of Charle Street and Bernard Street (Attachment 3). The site is 23,363 square feet in area, zoned R2-HD (Multiple Family Residential), and designated as High Density Residential. There are currently seven detached bungalow units and a garage structure on the two parcels.

Mesa West Residential Ownership Urban Plan

The project site is located in an urban plan where densities up to 20 du/acre are allowed by the City's General Plan.

	Existing Zoning	Westside Urban Plan/ General Plan
Maximum Allowable Density	R2-HD Max. 14 du/acre	High Density Max. 20 du/acre
Maximum Allowable Number of Units	7 Units	10 units

The site is also located within the Residential Ownership Urban Plan area which allows up to 20 dwelling units on a one-acre site, subject to discretionary approval. The project site is zoned R2-HD, which would allow up to seven units for the 23,363 square feet lot.

The Urban Plan allows a density bonus for R2-HD zoned properties from 14 dwelling units per acre to 20 dwelling units per acre. In this case, the Urban Plan allows three additional units to promote ownership housing in the Westside.

ANALYSIS

Project Description

The applicant is proposing a 10-unit condominium project designed as two duplex structures and two triplex structures. The buildings are three-stories in height with a roof deck on the

third floor. All plans are designed with a third floor bonus room and roof deck. Plan one, which is the smaller plan, does not include a bedroom on the third level. The proposed unit sizes are as follows:

Plan 1 - two bedrooms, 1,732 square feet in area, no bedroom on third floor

Plan 2 – three bedrooms, 2,020 square feet in area

Plan 3 – three bedrooms, 2,370 square feet in area

This development is within the Mesa West Residential Ownership urban plan that allows deviations from development standards subject to a discretionary approval.

Building Design

The units are modern in design with large glass panels, metal awnings, and metal and glass railings for the balconies and roof deck enclosures. The second floor footprint of the buildings are stacked on the first floor that results in a 100% second floor to first floor ratio. This is a deviation from the City's Residential Design Guidelines that requires an 80 percent second floor to first floor ratio. Given that the structures are modern in design, incorporate various building materials, and include offsets and roof decks to break the elevation mass, approval of this deviation does not promote an architecture that is out of character with the style of the building and top heavy. The third floors of the buildings include open decks and therefore meet the guidelines.

Parking

Each unit is provided with a two car garage (19'-4" x 19') and one or two open parking spaces consistent with the zoning code requirements. The project site is also a corner site with parking availability along Charle Street and Bernard Street frontages. To ensure that adequate space is available in the garages for parking vehicles, an alcove is included for trash carts and overhead storage shelves are proposed.

Open Space and Landscaping

The site plan provides 22.4 percent landscape open space. The site design allows for small private yards on the first floor and roof decks on the third floor for private open space requirements. The minimum open space for residential projects is 40 percent. With the proposed number of units allowed by the urban plans, it is challenging to adhere to the 40 percent ground-level open space requirement of the zoning code. The applicant is requesting a deviation from the standard with providing the roof decks as private open spaces. The roof decks are separated by large glass doors from the bonus rooms that could be opened to create a large indoor/outdoor space.

Requested Deviations

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

- 1) Lot size (one acre required, 0.53-acre proposed);
- 2) Garage size standard (20' x 20' required; 19'- 4" x 19' proposed);
- 3) Open space requirement (40 percent required, 22.4 percent proposed);
- 4) Front setback requirement (20 feet required, 10'- 5" proposed);

- 5) Side yard setback for corner lots (10 feet required, 8' - 3" proposed);
- 6) Interior side setback (10 feet required abutting residential, 6 feet proposed);
- 7) Minimum distance between buildings (10 feet required, 7 feet proposed);
- 8) Privacy wall setback on Charle Street (5 feet required, 3 feet proposed); and,
- 9) Deviation from Residential Design Guidelines for second floor to first floor ratio (80 percent recommended, 100 percent proposed).

Justifications for Approval

Staff recommends approval of the proposed project for the following reasons:

- *Proposed master plan is consistent with land use objectives of the City's General Plan.* The proposed project is consistent with General Plan Goal LU-1A.1 in that the project provides for a mix and balance of housing and employment opportunity within urban plans. The proposed project is consistent with General Plan Goal HOU-3 to provide a variety of housing types in terms of cost, design, location and tenure.
- *Proposed Development is consistent General Plan and Urban Plan.* The proposed 10- unit development is consistent with the goals and policies of the General Plan and development standards of the Mesa West Residential Ownership Urban Plan. The proposed development generally meets the setback requirements, and development standards; however, the requested deviations are justified with the proposed site plan in that adequate number of parking space and private open space is provided. The development meets the height and massing requirements of a three-story structure per urban plans. Condition No. 8 requires that no modification to the floor plan, building design and height without approval of the Development Services Director.
- *Project complies with Zoning Code by promoting design excellence.* The overall architectural design promotes excellence in a contemporary design. The buildings are three-story structures in duplex and triplex clusters with off-sets and balconies. Although a 100 percent second floor to first floor ratio is proposed, the variety of building elevations, materials and staggered massing diminishes the boxy design appearance from the front and side views.
- *The project architecture and site design are consistent with the visions of the urban plan.* The urban plans envisioned modern architecture and infill development that will be complementary to an urban setting. The proposed three-story, condominium development is a new type of urban housing in the area that complies with the important objectives of the Urban Plan which are: a) to allow new ownership housing developments that promote revitalization and economic viability; and, b) to encourage owner-occupied housing through more flexible development standards.
- *Apart from the requested deviations, project complies with Zoning Code and intent of Residential Design Guidelines.*

The overall architectural design promotes contemporary architecture on a site currently developed with dated residential structures. The three-story structures are modern in design with flat roofs, contemporary accents and finishes and roof decks.

The proposed units are not within the limits of 80 percent second-floor to first-floor ratio recommended in the City's Residential Design Guidelines; however, the staggered wall design on all elevations diminishes the boxy design appearance from street and neighboring views.

- The proposed Tentative Tract Map is consistent with subdivision requirements. The proposed property is physically suitable to accommodate the subdivision for condominium purposes. Engineering staff has confirmed that there are no interferences with the City's or other utility right-of-way areas and/or easements within the tract.

Requested Deviations from Development Standards

- Project complies with parking requirements in terms of total supply; however, a minor deviation is requested for the interior dimensions of the garage. The development meets the parking standards based on the unit size. A total of 20 enclosed and 15 open parking spaces are proposed. The slight reduction in garage space will not deter from the use of the garage in that additional space for trash cart storage and upper level storage are provided. The proposed dimension of 19'- 4" allows parking of two vehicles side by side.
- Project generally complies with perimeter setbacks. The buildings are designed with staggered walls and an average setback of 13 feet and 10 feet is proposed on Bernard Street and Charle Street respectively. Given that the structures are modern in design, incorporate various building materials, and include varied setbacks and roof decks to break the elevation mass, a deviation from the street setback does not promote a massive building design. In addition, the buildings include off-sets that allow for additional landscaping and accent trees along both street frontages.
- The reduced front setback for privacy walls is limited to the Charle Street frontage.

The proposal includes a small yard for all units. Each of the three units facing Charle Street is also designed with a private yard. Even though the minimum setback for the privacy walls is three feet, there is sufficient space to accommodate installation of trees and planting along the street frontage.

Condition No.12 requires installation of a row of 15-gallon trees and one 24-inch box trees along that frontage and a decorative wall that is compatible with the building design to alleviate the aesthetic impacts of the reduced setback.

- Reduced Distance Between buildings – The proposed reduction will not contribute to jeopardizing privacy of residents in that the reduced distance is applied to the stairways on the second floor and third floors.

The urban plan allow for three-story structures that would typically have inevitable privacy and shade and shadow impacts to adjacent existing structures that are one and two stories. The buildings are designed with more than 10 feet distance between living spaces and the reduced setback is applied to mostly staircases between the units.

- The project provides adequate private open space with the proposed roof decks. The proposed reduction in open space is justified with the proposed third floor designs that allow bonus rooms to be connected to the roof decks with large glass panels. Each unit is provided with a small ground-level private open space and a large roof decks and smaller balconies.

Tentative Tract Map

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

GENERAL PLAN CONFORMITY

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

The proposed residential development will not exceed the trip budget, and the proposal will be in accordance with the General Plan policy that will allow a density of 20 du/acre for this site which is within Mesa West Residential Ownership urban plan.

ENVIRONMENTAL DETERMINATION

If the request is approved, it would be exempt from the provisions of the California Environmental Quality Act under Section 15332 for In-fill Development projects. If the request is denied, it is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15270(a) for projects which are disapproved.

LEGAL REVIEW

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

ALTERNATIVES

The Planning Commission may take the following actions:

- Approve the project by adopting resolution approving Master Plan PA-13-16 allowing development of 10- unit condominium development with requested deviations subject to conditions.
- Deny the project. If the project were denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

The proposal meets the overall objectives of the Urban Plan by promoting ownership units. Approval of the Master Plan will allow development of a quality project and consistent with

the urban plan standards that will be a benefit to the community. This location provides housing opportunities to professionals and in close proximity to commercial, transit and transportation corridors.



MINOO ASHABI, AIA
Principal Planner



GARY ARMSTRONG, AICP
Economic and Development Services
Director

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

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

Ian Harvey
MDM Investment Group Holdings LLC
23 Corporate Plaza, Suite 150
Newport Beach, CA 92660

RESOLUTION NO. PC-13-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-13-16, AND TENTATIVE TRACT MAP 17640 FOR DEVELOPMENT OF A TEN UNIT CONDOMINIUM DEVELOPMENT LOCATED AT 522 AND 526 BERNARD STREET.

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

WHEREAS, an application was filed by Ian Harvey on behalf of MDM Investment Group Holdings LLC, owner of real property located at 522 and 526 Bernard Street, requesting approval of the following:

- **Master Plan PA-13-16** for development of a 10-unit condominium development. The application includes the following requested deviations from Code requirements, Urban Plan standards, or Residential Design Guidelines:
 - 1) Lot size (one acre required, 0.53-acre proposed);
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 - 8) Privacy wall setback on Charle Street (5 feet required, 3 feet proposed); and,
 - 9) Deviation from Residential Design Guidelines for second floor to first floor ratio (80 percent recommended, 100 percent proposed).
- **Tentative Tract Map No. 17640** for residential subdivision of the parcel for condominium purposes.

WHEREAS, a duly noticed public hearing were held by the Planning Commission on October 14, 2013, with all persons provided an opportunity to speak for and against the proposed project;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," the Planning Commission hereby **DENIES WITHOUT PREJUDICE** Planning Application PA-13-16 and Tentative Tract Map 17640.

Jim Fitzpatrick, 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.

- B. 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.

- C. The subdivision of the property for residential common interest development is not consistent with the City's General Plan and Zoning Code.

- D. The Costa Mesa Planning Commission has denied Planning Application PA-13-16 and Tentative Tract Map 17640. 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.

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

RESOLUTION NO. PC-13-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-13-16, AND TENTATIVE TRACT MAP 17640 FOR DEVELOPMENT OF A TEN UNIT CONDOMINIUM DEVELOPMENT LOCATED AT 522 AND 526 BERNARD STREET.

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

WHEREAS, an application was filed by Ian Harvey on behalf of MDM Investment Group Holdings LLC, owner of real property located at 522 and 526 Bernard Street, requesting approval of the following:

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 - 9) Deviation from Residential Design Guidelines for second floor to first floor ratio (80 percent recommended, 100 percent proposed).
- **Tentative Tract Map No. 17640** for residential subdivision of the parcel for condominium purposes.

WHEREAS, a duly noticed public hearing were held by the Planning Commission on October 14, 2013, with all persons provided an opportunity to speak for and against the proposed project;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PA-13-16 and Tentative Tract Map 17640.

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-13-16 and

Tentative Tract Map 17640 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 14th day of October, 2013.

Jim Fitzpatrick, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, CLAIRE FLYNN, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on October 14, 2013, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
- The proposed use is compatible and harmonious with uses on surrounding properties.
 - Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 - The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(14) in that:
- a. The project complies with the City of Costa Mesa Zoning Code and meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.
- b. The visual prominence associated with the construction of three-story houses in a predominately single-story neighborhood has been reduced through appropriate transitions between the second and third floors and the provision of elevation offsets to avoid unrelieved three-story walls.
- C. The proposed development plan and subdivision meets the broader goals of the General Plan, Mesa West Residential Ownership urban plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.
- C. Pursuant to Section 13-29(g)(13) of the Municipal Code, the subject property is physically suitable to accommodate Tentative Tract Map No. 17640 in terms of type, design and intensity of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan. The applicant has requested deviations from development standards and conditions of approval have been applied to the project to compensate for specified deviations.
- D. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.

- E. The subdivision and development of the property will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.
- F. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines; and the City environmental procedures, and has been found to be exempt from CEQA under Section 15332 for in-fill development projects.
- G. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- H. The information presented substantially complies with Costa Mesa Municipal Code Sections 13-29(g)(6), 13-29(g)(5) and 13-29(g)(1) in that:
- As conditioned, the master plan meets the broader goals of the General Plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures protecting the integrity of neighboring development.
 - Given constraints of the site, ground-level open space is not meeting the 40 percent requirement. The proposed reduction in open space is justified with the proposed third floor designs that allow bonus rooms to be connected to the roof decks with large glass panels. Each unit is provided with a small ground-level private open space and a large roof decks and small balconies.
 - As conditioned, the proposed garage size provides for adequate parking of two vehicles.
 - The proposed 7 feet distance between buildings is only applicable to two structures and the distance applies to stairways and not living areas or bedrooms. The urban plan allow for three-story structures that would potentially have privacy and shade and shadow impacts to adjacent existing structures that are one and two stories.
 - The overall architectural design promotes excellence and compatibility. The three-story structures are modern in design with flat roofs, contemporary accents and finishes and roof decks. The proposed units are not within the limits of 80 percent second-floor to first-floor ratio recommended in the City's Residential Design Guidelines; however the staggered wall design at all four elevations diminishes the boxy design appearance from all four sides.
 - The urban plan's minimum lot size of one-acre was intended to promote lot consolidation and redevelopment of larger parcels. However, one of the main objectives of the urban plans was to promote development by flexible development standards and to encourage owner-occupied housing. This proposal meets the intent of the urban plans in that it will provide ownership opportunities in an area that is predominantly renter occupied and promote economic vitality by new construction.

- a. The improvement will not be materially detrimental to the health, safety and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood.
 - b. The improvement is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity.
- I. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng.
1. The expiration of Master Plan PA-13-16 shall coincide with the expiration of the approval of the Tentative Tract Map No. 17640 which is valid for two years. An extension request is needed to extend the expiration for each additional year after the initial 2-year period.
 2. The conditions of approval for PA-13-16 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 3. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc, shall be blueprinted on the site plan and on all floor plans in the working drawings.
 4. Each unit shall be provided with upper level storage shelving in the garages to allow for unobstructed use of the garage for parking vehicles.
 5. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring residential uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption to residents and also businesses during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager.
Prior to issuance of grading permits, developer shall identify to the Development Services Director a construction relations officer to act as a community liaison concerning on-site activity, including resolution of issues related to dust generation from grading/paving activities.
 6. The subject property's ultimate finished grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties. Applicant is advised that recordation of a drainage easement across the private street may be required to fulfill this requirement.
 7. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.

8. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process or a variance, or in the requirement to modify the construction to reflect the approved plans.
9. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened upon view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
10. 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.
11. Street trees in the landscape parkway shall be selected from Appendix D of the Streetscape and Median Development Standards and appropriately sized and spaced (e.g. 15-gallon size planted at 30' on centers), or as determined by the Development Services Director once the determination of parkway size is made. The final landscape concept plan shall indicate the design and material of these areas, and the landscape/hardscape plan shall be approved by the Planning Division prior to issuance of building permits. A minimum of eight 24-inch box Pyrus Calleryna Aristocrat are required along both street frontages.
12. The Charle Street frontage shall feature eleven 15-gallon Crape Myrtles and one 24-inch box Bradford Pear and 5-gallon shrubs that exceed the minimum size requirements of trees and shrubs as described in the City's landscaping standards to the satisfaction of the Development Services Director. The privacy walls shall be of solid material and incorporate materials and modern design features similar to the building architecture. The landscape and fence plan shall be approved prior to issuance of building permits.
13. Provide proof of recordation of TTM No. 17640 and CC&Rs prior to issuance of building permits.
14. Applicant shall provide proof of establishment of a homeowners association prior to release of any utilities.
15. Prior to issuance of building permits, the developer 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. The CC&Rs shall contain provisions that effectively implement the following requirements: (1) require that the homeowners association (HOA) effectively manage parking. If onsite parking is not appropriately managed, the Development Services Director shall require implementation of corrective measure(s) to address onsite parking problems in the future; (2) require that the HOA contract with a towing service to enforce the parking regulations; (3) require that the HOA require and enforce that garage spaces are unobstructed for vehicle

parking and are used for parking vehicles; and (4) 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.

16. A buyer notification shall be included in the CC&Rs and provided to the buyers of Plan1, that these units are two-bedroom units and the third floor bonus room shall not be converted to a bedroom.
17. If the project is constructed in phases, the perimeter wall, landscaping/irrigation along the frontages shall be installed prior to the release of utilities for the first phase.
18. Windows facing interior yards and opposing neighbors shall include obscure glass for privacy. The open stairways to roof deck shall be enclosed with solid barrier instead of open metal railing for privacy and screening purposes.
19. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading as well as the appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final written report, subject to review by the City of Costa Mesa Building official prior to issuance of grading permits.
- Bldg. 20. Submit grading plans including a hydrology report and soils report.
21. Provide an erosion control plan.
- Eng. 22. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Cross lot drainage shall not occur. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
23. 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.
24. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. Residential sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.
25. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approaches per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for all new driveway approaches.
26. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk.
27. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then reconstruct the wheelchair ramp on the

corner of West 20th Street and Wallace Avenue.

28. Per requirements of Real Property, City of Costa Mesa, Engineering Division, dedicate a diagonal corner cut-off at the corner of Charle Street and Bernard Street.
29. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Map.
30. Private on-site drainage facilities and parkway culverts or drains will not be maintained by the City of Costa Mesa, they shall be maintained by the owner of the property.
- Fire 31. Provide smoke detectors.
- Utilities 32. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.

CODE REQUIREMENTS (PA-13-16, TTM 17640)

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng.
1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
 2. Approval of the planning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by obtaining building permits for the authorized construction and initiates construction. If the applicant is unable to establish the use/obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the planning application.
 3. Trash enclosure or other acceptable means of trash disposal shall be provided. Design of trash enclosure(s) shall conform to City standards. Standard drawings are available from the Planning Division.
 4. All on-site utility services shall be installed underground.
 5. 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.
 6. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
 7. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, 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.
 8. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
 9. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
 10. 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.
 11. Prior to issuance of building permits, applicant shall contact the US 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.
 12. Proof of recordation of the final parcel map shall be submitted prior to issuance of building permits.

13. All on-site utility services shall be installed underground.
14. Installation of all 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.
15. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.
16. Installation of all 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.
- Bldg. 17. Comply with the requirements of the 2010 California Residential Code, California Electrical code, California Mechanical code , California Plumbing code , and 2010 California Energy Code (or the applicable adopted California Residential code, California Electrical code, California Mechanical code California Plumbing Code, 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.
18. The project applicant shall contact the Southern California Air Quality Management District (SCAQMD) at 800-288-7664 for potential additional conditions of development or required permits by SCAQMD.
19. Submit a soils report for the projects, Recommendation of the Soils Report shall be printed on the architectural and grading plans.
20. Submit a grading plan and hydrology report.
21. Submit an erosion controls plan with the grading submittal.
- Fire 22. Provide an automatic fire sprinkler system according to NFPA 13D.
23. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.
- Parks 24. Street trees in the front and side setback shall meet with the approval of the parks and parkways division.
25. Applicant is advised that removal of existing trees within the public right-of-way shall not be permitted without approval from the Parks and Recreation Commission, and compliance with any applicable requirements or conditions as determined by the Parks and Recreation Commission. If any existing trees within the public right-of-way are proposed to be removed, approval by the Parks and Recreation Commission shall be required prior to the issuance of any permits.

26. Park fees for the proposed development shall be remitted prior to approval of the final map.

SPECIAL DISTRICT REQUIREMENTS (PA-13-16, TTM 17640)

The requirements of the following special districts are hereby forwarded to the applicant:

- | | |
|--------|---|
| Sani | <ol style="list-style-type: none">1. Applicant will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.2. County Sanitation District fees, fixture fees, inspection fees, and sewer permit are required prior to installation of sewer. To receive credit for buildings to be demolished, call (714) 754-5307.3. Applicant shall submit a plan showing sewer improvements that meets the District Engineer's approval to the Building Division as part of the plans submitted for plan check.4. The applicant is required to contact the Costa Mesa Sanitary District at (714) 754-5307 to arrange final sign-off prior to certificate of occupancy being released.5. Unless an off-site trash hauler is being used, applicant shall contact the Costa Mesa Sanitary District at (714) 754-5043 to pay trash collection program fees and arrange for service for all new residences. Residences using bin or dumpster services are exempt from this requirement.6. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements. |
| AQMD | <ol style="list-style-type: none">7. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements. |
| School | <ol style="list-style-type: none">8. Pay applicable Newport Mesa Unified School District fees to the Building Division prior is issuance of building permits. |
| State | <ol style="list-style-type: none">9. 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. Call CDFA at (714) 708-1910 for information. |

City of Costa Mesa

CITY OF COSTA MESA - [Created: 10/2/2013 12:55:41 PM] [Scale: 167.45] [Page: 8.5 x 11 / Portrait]



Legend

Address Medium		Freeway		Freeway Major		Primary	
Address Points		Roads		Newport BLVD (cont)		SECONDARY	
		Collector (cont)				Hydrology	
						Channels	





Legend

Address Medium		Freeway		Newport BLVD		Street Names
Address Points		Roads		Primary		Street Centerlines
		Collector		SECONDARY		Parcel Lines
		Freeway		Hydrology		
		Major (cont)		Channels		





APPLICANT LETTER

RE: "Charle Street Townhomes" – a new Urban Plan project

Attached herein, please find our Master Plan Application for the Charle Street Townhomes, a fee simple, for sale, single family attached residential project in the Mesa West Residential Ownership Urban Plan.

The project resides at the corner of Bernard Street and Charle Street, just one block north of Harbor Boulevard. This is a high-density area that has been neglected by multi-family landlords, and has not seen new residential ownership development in decades. While the project is risky from an economic standpoint, we feel strongly that ten homes with superior and modern design excellence can be successfully brought to market.

In summary, each townhome residence is designed as an open plan with great room living on the ground level (10' plates), bedrooms on the 2nd and 3rd levels, private open space on the ground level and 3rd level, articulated open stairwell designs, and 3.5 parking spaces per unit.

The proposed architectural style is of contemporary character with varying color and materials for stucco and stone, siding, front door and window mullion designs, sliding glass door and garage door designs, along with the use of glass railing, re-purposed wood gates and garden walls, and stylized exterior light fixtures.

Five (5) resident townhomes have front door identity facing Charle Street and Bernard Street, while five (5) resident townhomes have front door identity along an internal walkway adjacent to on-site parking. Garages are accessed at the alley side of the property and into the auto court drive, which screens garage doors from the street edges.

Private Open Space is established first with ground floor sideyard areas at each unit, and then complimented with third floor living decks that embody the lifestyle of the contemporary residence.

July 31, 2013

Minoo Ashabi
Principal Planner
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Minoo,

Based on feedback received from our meeting on July 11, 2013 we have made the following changes to our plans:

1. Parking – provide all required parking spaces on-site. The submitted plan is short one space and includes 3 compact stalls.
 - a. *Response: Applicant has changed unit 7 from a 3 bedroom unit to a 2 bedroom unit, reducing the parking requirement by 1 unit. Based on this change, 35 parking spaces are required and 35 spaces have been provided on-site. Additionally, the 3 compact stalls along the rear alley have been replaced with 3 standard size stalls (8'6" x 18')*
2. Setback on Bernard – a minimum 20-foot setback is required, please provide the minimum 10'5" to the entrances as discussed at the meeting.
 - a. *Response: Applicant has increased the setback off Bernard to the requested distance of 10'5"*
3. Setback on Charle Street – a minimum 10-foot setback is required; please provide the minimum 3-foot landscape setback and additional trees on this frontage. A minimum building setback of 8-feet should be provided along Building 2.
 - a. *Response: Applicant has increased the minimum landscape setback to 3' and a minimum building setback of 8'3" along Building 2*
4. Provide wide garage doors to meet the minimum back-up area (18' minimum required)
 - a. *Response: Applicant is providing 18' wide garage doors on all units. Notation has been placed on the site plan.*
5. Revise all parking spaces to 9 feet wide to allow the driveway to be reduced to 23 feet.
 - a. *Response: Applicant has increased the width of all internal parking spaces (Spaces 1-12) to 9' in order to allow for the driveway to be reduced to 23'*
6. Reduce the alley setback to 3 feet.
 - a. *Response: Applicant has reduced the alley setback to a minimum of 3'*

7. Provide wheel stops for the parking spaces.

a. Response: Applicant has included wheel stops for all uncovered parking spaces (Spaces 1-15)

8. Provide additional street trees along Charle Street (revise landscape plan). Can the landscape plan also include the privacy and perimeter walls and their specifications?

a. Response: Applicant has added street trees along Charle Street. Sample of the privacy and perimeter walls and specs are included in the color and material board sheets.

9. Provide overhead storage space in all garage units.

a. Response: Applicant is providing overhead garage storage for all units (1-10)

Please let me know if you have any questions or concerns regarding the proposed changes.

Best Regards,



Ian Harvey

<p>Glass Railing</p>	<p>Metal frame / post with glass insert at 4'-0" oc</p>
<p>Wood Gate</p>	<p>3060 gate with open slats</p>
<p>Garden Walls</p>	<p>6x6 Metal Post / Cap at 6'-0" oc with 1x6x6 wood slat inserts</p>
<p>Sliding Glass Doors</p>	<p>10' system with 7'-6" wide opening</p>
<p>Exterior Lights</p>	<p>Cast alum frame with pearl diffuser</p>



MDM Investment Group

**B
G
A** BUCILLA GROUP ARCHITECTURE, INC.
 ARCHITECTURE PLANNING INTERIOR DESIGN
 HISTORIC PRESERVATION LEED VALUE ENGINEERING

19782 MACARTHUR BLVD SUITE 270, IRVINE CA 92612
 949.851.9080 OFFICE 949.623.0084 FAX

<p>Vegetative Screen Wall - Facing Charle</p>	<p>At driveway entrance in front of parking stall # 12 and between sidewalk and parking Stall # 15</p>
<p>Vegetative Screen Wall - Facing away from Charle</p>	<p>At driveway entrance in front of parking stall # 12 and between sidewalk and parking Stall # 15</p>



MDM Investment Group

**B
G
A** BUCILLA GROUP ARCHITECTURE, INC.
ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEED VALUE ENGINEERING

19782 MACARTHUR BLVD SUITE 270, IRVINE CA 92612
949.851.9080 OFFICE 949.623.0084 FAX

CS COVER / INDEX

SP-1 SITE PLAN/ SITE DATA

CS-1 ILLUSTRATIVE IMAGES

CS-2 ILLUSTRATIVE IMAGES

1.0 BUILDING 1
FIRST LEVEL
SECOND LEVEL
THIRD LEVEL

1.1 BUILDING 1
ELEVATIONS

2.0 BUILDING 2
FIRST LEVEL

2.1 BUILDING 2
SECOND LEVEL

2.2 BUILDING 2
THIRD LEVEL

2.3 BUILDING 2
ELEVATIONS



DESIGN SUBMITTAL PHASE

TOWNHOMES AT CHARLE STREET

COSTA MESA, CALIFORNIA
MDM

Aug 26, 2013

INCORPORATED
**BUCILLA
GROUP
ARCHITECTURE**
19782 MacArthur, Suite 280, Irvine, CA 92612
TEL: 949.851.0080 FAX: 949.851.0113

13011

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CS



DUPLEX
 ILLUSTRATIVE IMAGES
 TOWN HOMES
 CHARLE STREET

COSTA MESA, CALIFORNIA

MDM

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DESIGN SUBMITTAL PHASE

Aug 26, 2013



**UCILLA
 ROUP
 ARCHITECTURE**
13780 Woodbury Road, Suite 200, Irvine, CA 92614
 TEL: 949 951 2800 FAX: 949 951 2112

13011 CS-1



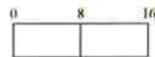
DESIGN SUBMITTAL PHASE

TRIPLEX
 ILLUSTRATIVE IMAGES
 TOWN HOMES
 CHARLE STREET

COSTA MESA, CALIFORNIA

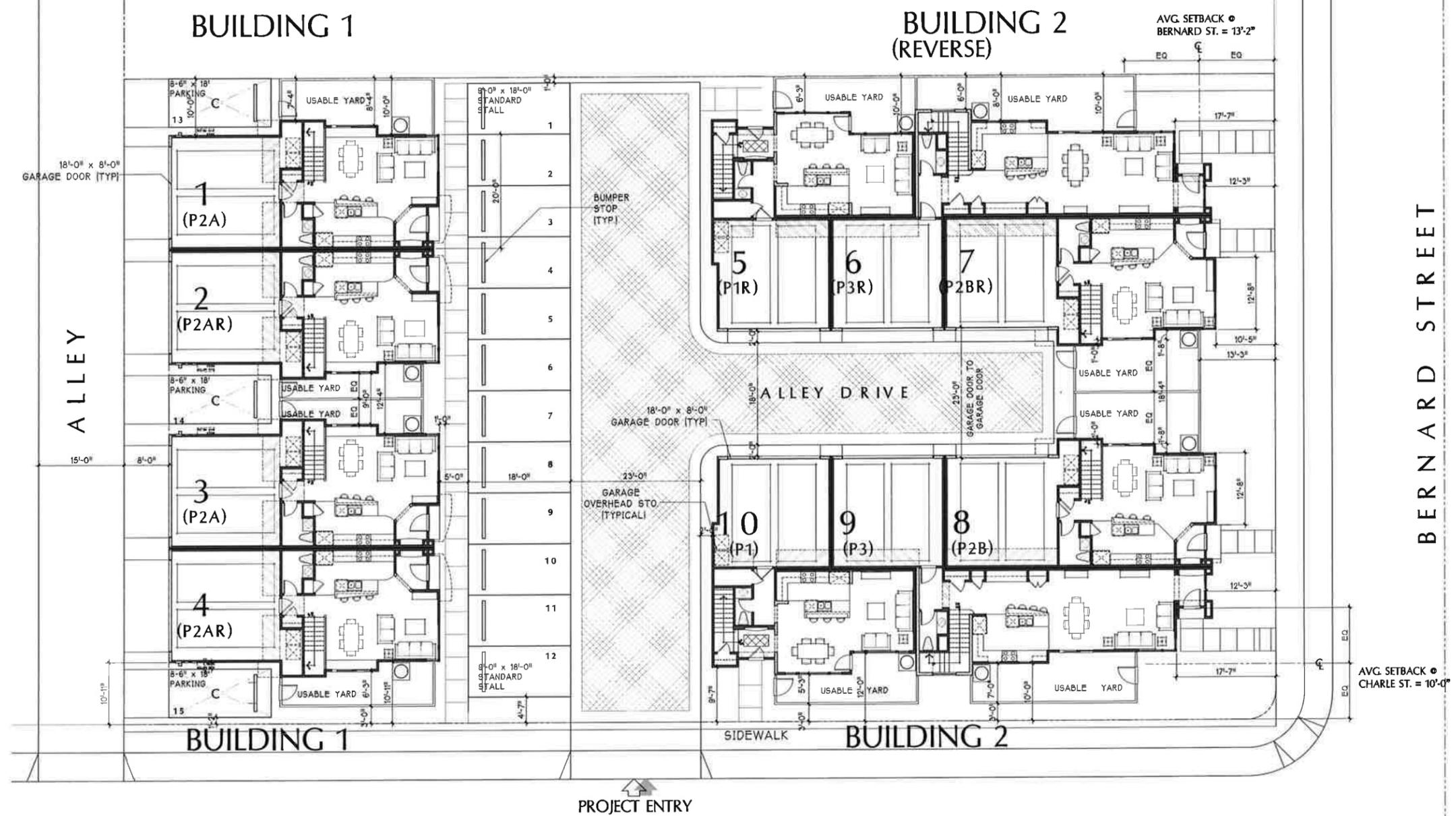
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Aug 26, 2013



BUCILLA GROUP ARCHITECTURE
11711 Alhambra Blvd. Suite 200 Torrance, CA 90502
 TEL: 310.601.5000 FAX: 310.601.5115

13011 CS-2



SITE DATA

ZONING R2HD
MESA WEST RESIDENTIAL OWNERSHIP
OVERLAY DISTRICT

SITE AREA .53 ac (23,363.6 SF)

UNITS 10 units

DU/AC 18.8 DU/AC

BUILDING AREA

BLDG 1 1,963.2 SF

BLDG 1 (REVERSE) 1,963.2 SF

BLDG 2 3,194.7 SF

BLDG 2 (REVERSE) 3,194.7 SF

TOTAL 10,315.8 SF

OPEN SPACE

USABLE YARDS 2,245.7 SF

ROOFTOP DECKS 3,708 SF

(PUBLIC) 3,487.8 SF

9,441.5 SF (40.4% OF LOT AREA)

CHARLE STREET

**TOWN HOMES
CHARLE STREET**

COSTA MESA , CALIFORNIA

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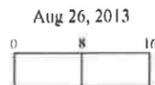
PARKING DATA

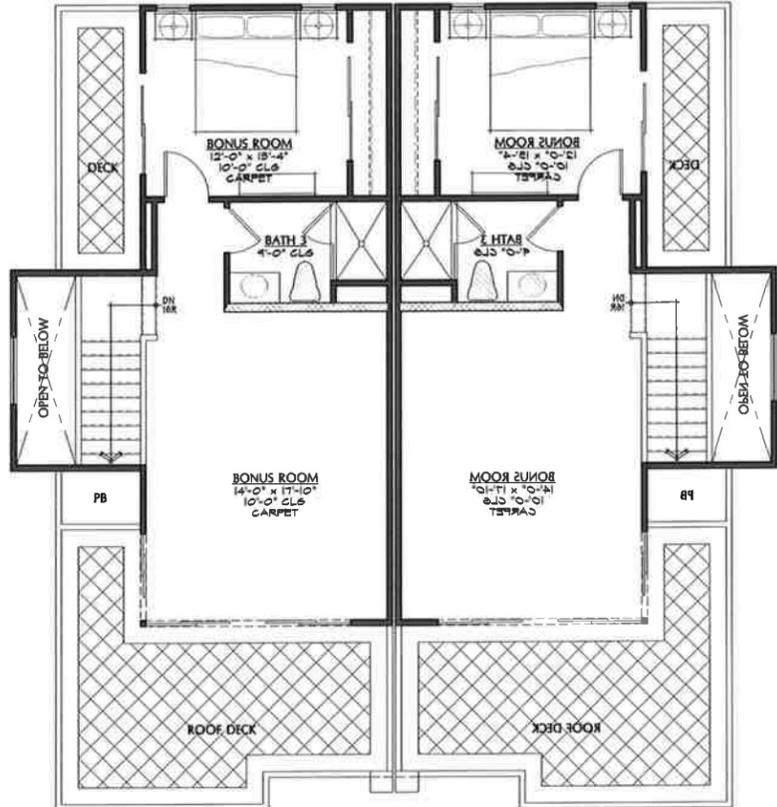
PLAN	NO OF BEDROOM	NO OF UNITS	NO OF PARKING	
			COVERED	OPEN
P1	2	2	4	2
P2A	3	4	8	7
P2B	3	1	2	2
P2BR	2	1	2	1
P3	3	2	4	3

TOTAL NO. OF UNITS 10 20 + 15 = 35 PARKING SPACES

UCILLA ROUP ARCHITECTURE
13011 SP-1

DESIGN SUBMITTAL PHASE

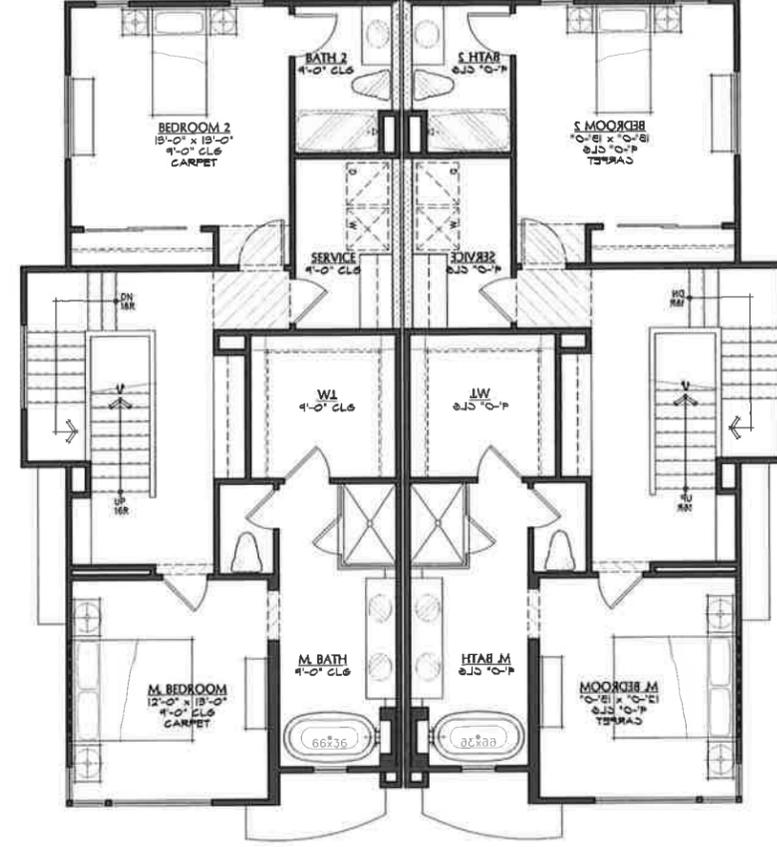




PLAN 2AR

PLAN 2A

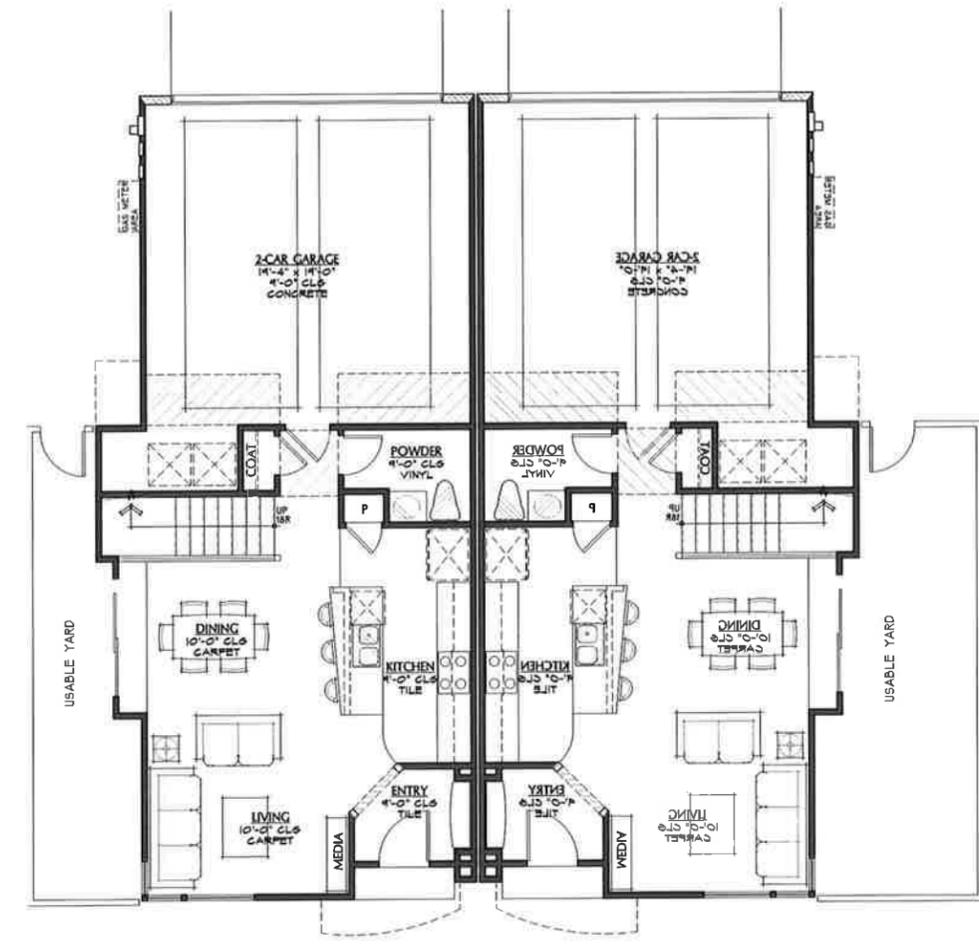
THIRD LEVEL



PLAN 2AR

PLAN 2A

SECOND LEVEL



PLAN 2AR
2,020 SF

PLAN 2A
2,020 SF

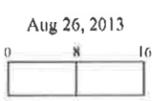
FIRST LEVEL

BUILDING 1

TOWN HOMES
CHARLE STREET

COSTA MESA, CALIFORNIA

MDM
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UCILLA ROUP ARCHITECTURE
13011 10

DESIGN SUBMITTAL PHASE



REAR



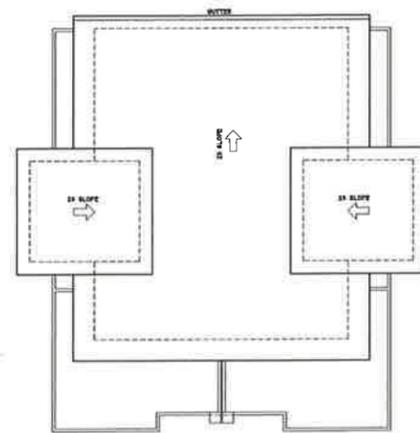
RIGHT SIDE



FRONT



LEFT SIDE



ROOF PLAN

ELEVATIONS
BUILDING 1

TOWN HOMES
CHARLE STREET

COSTA MESA, CALIFORNIA

MDM

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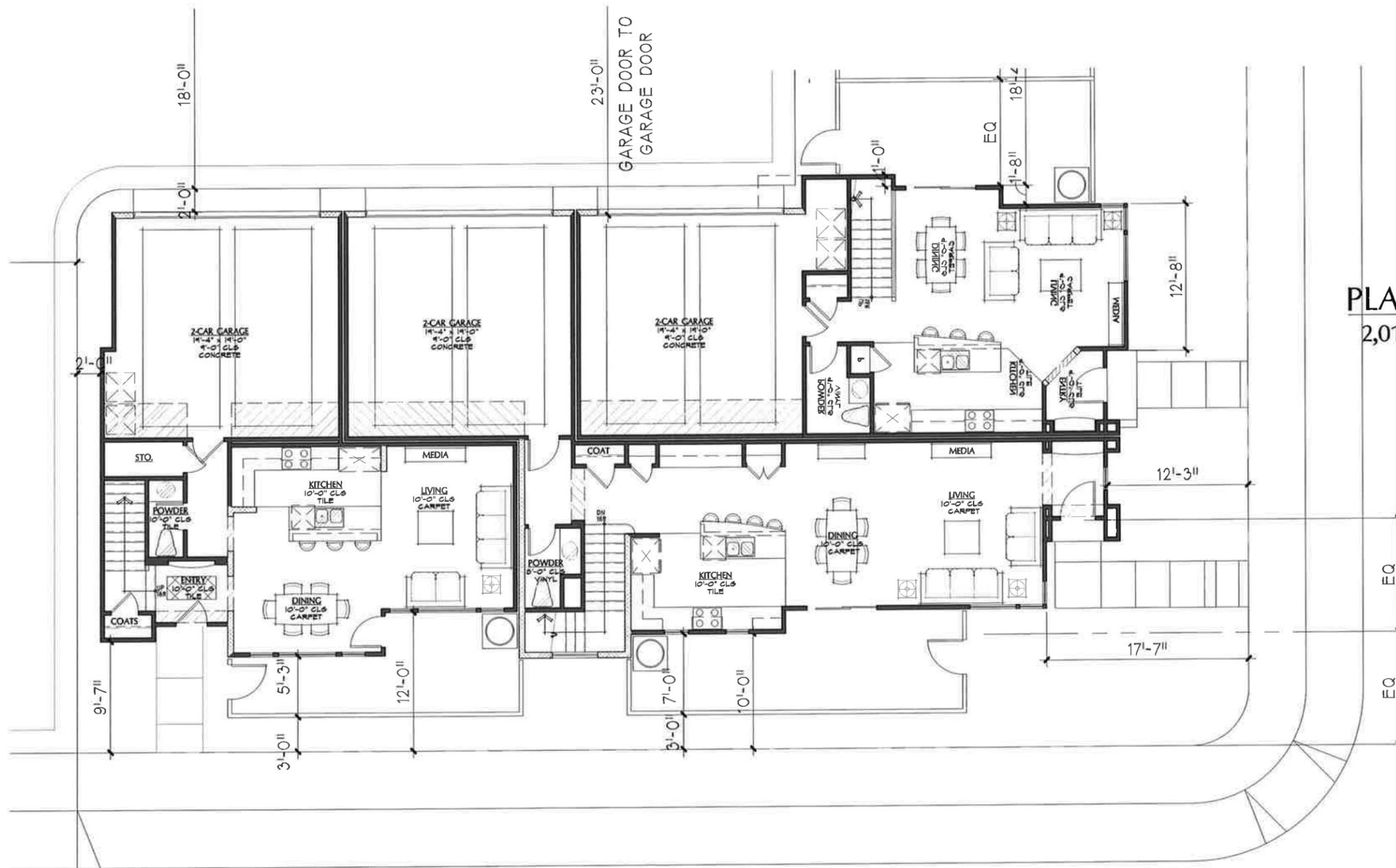
Aug 26, 2013



DESIGN SUBMITTAL PHASE

INCORPORATED
UCILLA
ROUP
RCHITECTURE
1000 Wilshire Blvd. Suite 2000 Los Angeles, CA 90017
TEL: 310.851.9000 FAX: 310.851.9113

13011	1.1
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PLAN 2B
2,014.9 SF

PLAN 1
1,732.9 SF

PLAN 3
2,370 SF

**FIRST LEVEL
BUILDING 2**

**TOWN HOMES
CHARLE STREET**

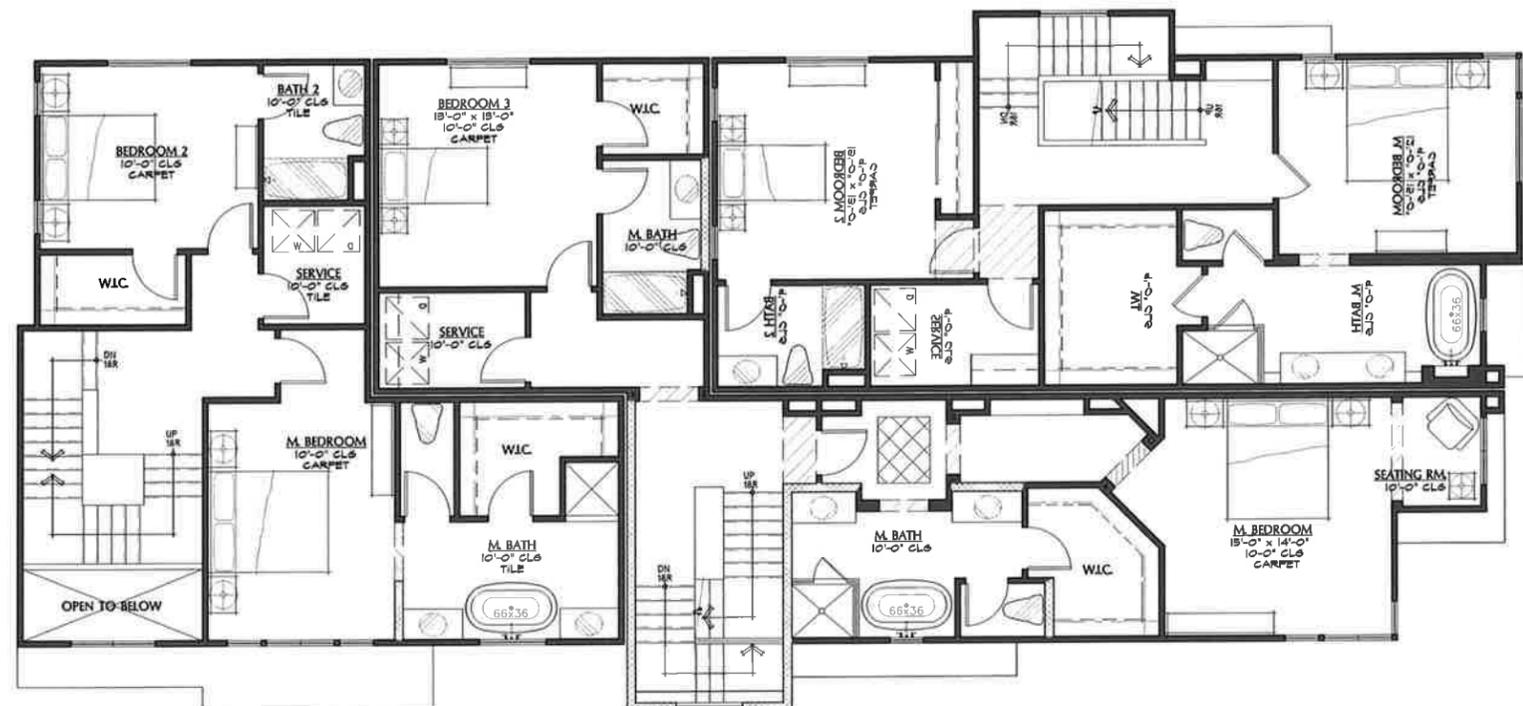
COSTA MESA, CALIFORNIA
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DESIGN SUBMITTAL PHASE

Aug 26, 2013
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**UCILLA
GROUP
ARCHITECTURE**
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PLAN 2B

PLAN 1

PLAN 3

SECOND LEVEL
BUILDING 2

TOWN HOMES
CHARLE STREET

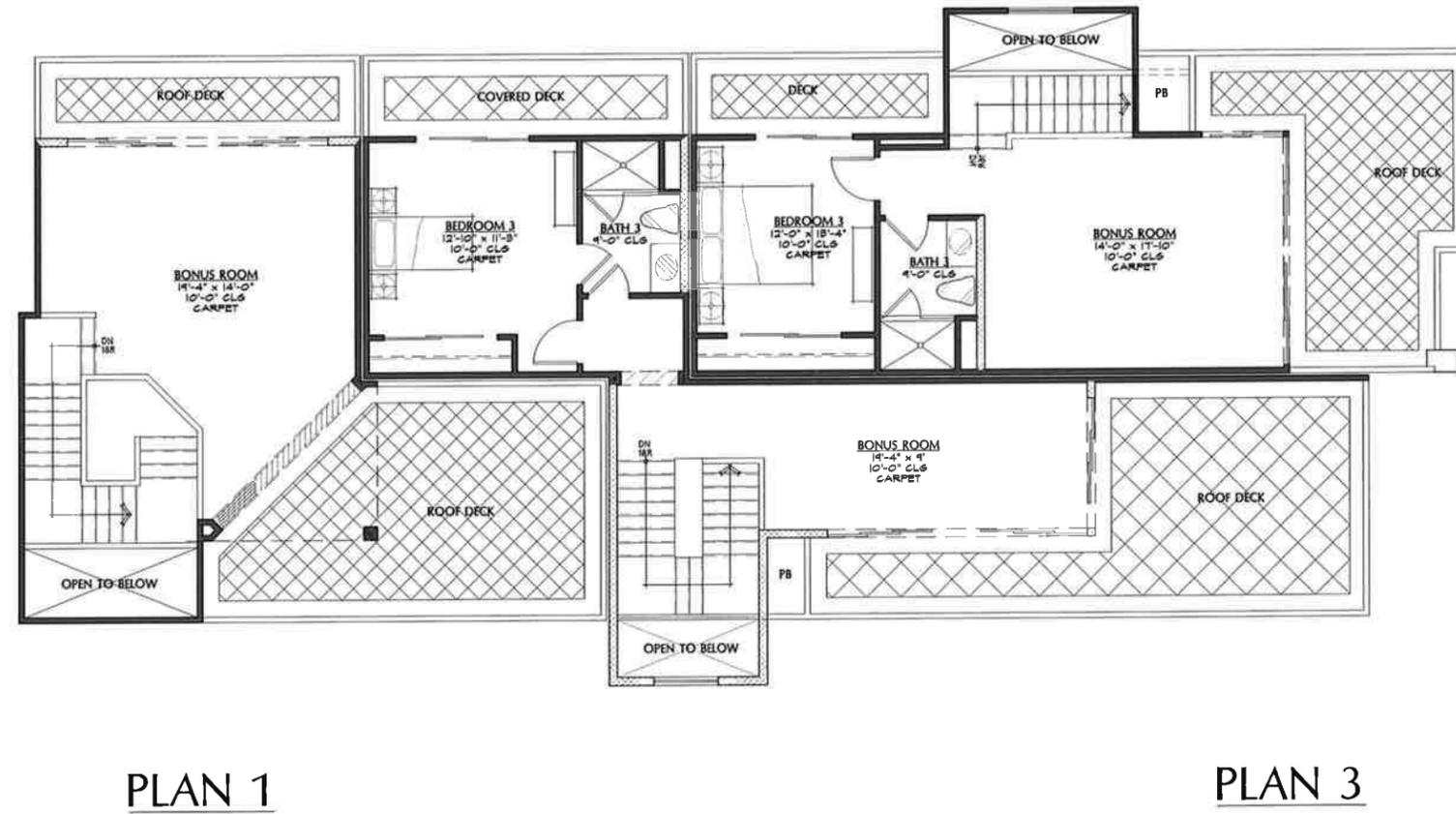
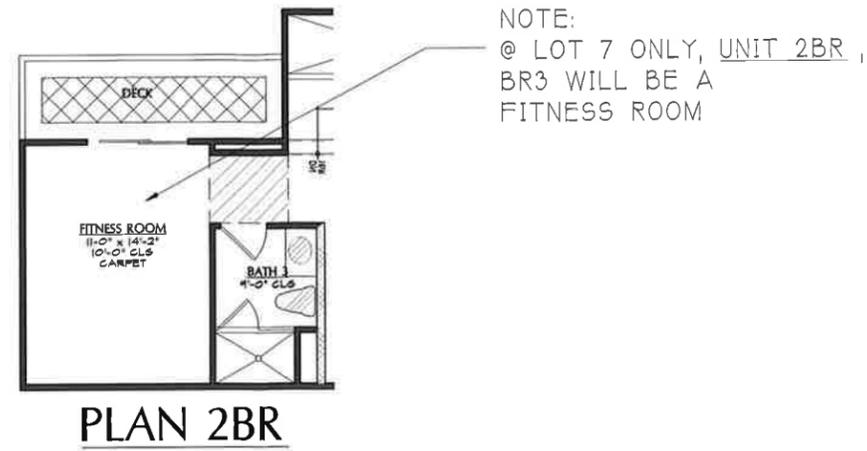
COSTA MESA, CALIFORNIA

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DESIGN SUBMITTAL PHASE

Aug 26, 2013
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UCILLA
ROUP
RCHITECTURE
13011
21



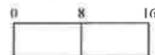
THIRD LEVEL
BUILDING 2

**TOWN HOMES
CHARLE STREET**

COSTA MESA, CALIFORNIA

MDM
41

Aug 26, 2013



INCORPORATED
**UCILLA
ROUP
RCHITECTURE**

11111 GARDEN STREET, SUITE 100, COSTA MESA, CA 92626
TEL: 714.961.9000 FAX: 714.961.9113

13011 22



REAR



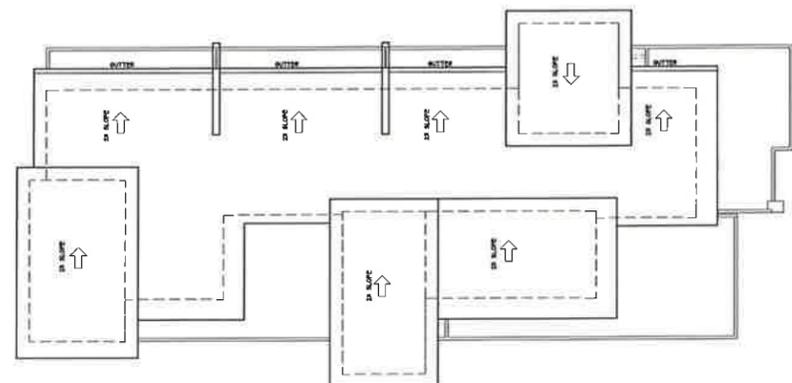
RIGHT SIDE



FRONT



LEFT SIDE



ROOF PLAN

ELEVATIONS
 BUILDING 2

 TOWN HOMES
 CHARLE STREET
 COSTA MESA, CALIFORNIA
 MDM
 42

Aug 21, 2013
 0 8 16

UCILLA
 ROUP
 ARCHITECTURE
 13011 23

DESIGN SUBMITTAL PHASE

